

JellisCraig

YARRAVILLE

Suburb Report

Know your neighbourhood.



YARRAVILLE SUBURB REPORT

Median House Price*

Median

\$1.19m

Quarterly Price Change

1.49% ↑

Median Unit Price*

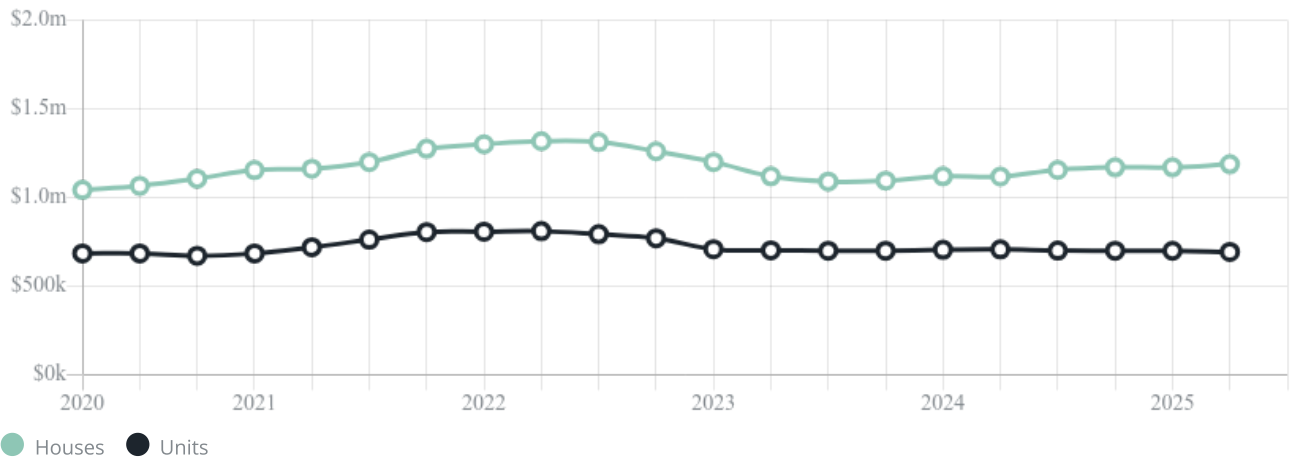
Median

\$694k

Quarterly Price Change

-0.85% ↓

Quarterly Price Change*



YARRAVILLE SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



YARRAVILLE SUBURB REPORT

Sale Method^{*}

● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

76.79%Median Days on Market[^]

25 daysAverage Hold Period^{*}

7.6 yearsDwelling Type[^]

● Houses 72% ● Units 28%

Ownership[^]

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

Population[^]

15,636Median Asking Rent per week^{*}

\$660Median Age[^]











37 yearsRental Yield^{*}

2.93%Median Household Size[^]











2.5 people

YARRAVILLE 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 |
|---|----------|-----------|-------------|-------------|
|  43 Frederick St Yarraville | 3 | House | \$1,200,000 | 09 Aug 2025 |
|  22 Gray St Yarraville | 3 | House | \$1,146,000 | 09 Aug 2025 |
|  92 Ballarat St Yarraville | 2 | House | \$1,270,000 | 09 Aug 2025 |
|  315/125 Francis St Yarraville | 2 | Unit | \$605,000 | 08 Aug 2025 |
|  13/46 Fehon St Yarraville | 2 | Apartment | \$785,000 | 07 Aug 2025 |
|  7 St Leonards Av Yarraville | 4 | House | \$1,280,000 | 02 Aug 2025 |
|  2 Adeney St YARRAVILLE | 2 | House | \$910,000 | 28 Jul 2025 |
|  3/194 Hyde St Yarraville | 3 | Townhouse | \$992,000 | 24 Jul 2025 |
|  41 Goulburn St YARRAVILLE | 3 | House | \$1,570,000 | 24 Jul 2025 |
|  1/58 Ballarat St Yarraville | 1 | Apartment | \$550,000 | 19 Jul 2025 |

YARRAVILLE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  90 Pentland Pde Yarraville | 3 | House | \$1,160,000 | 19 Jul 2025 |
|  10 Montague St Yarraville | 3 | House | \$1,280,000 | 19 Jul 2025 |
|  38 Angliss St Yarraville | 3 | House | \$925,000 | 17 Jul 2025 |
|  104 Ballarat St Yarraville | 2 | House | \$1,041,000 | 16 Jul 2025 |
|  25 Adaleigh St Yarraville | 3 | House | \$1,490,000 | 12 Jul 2025 |
|  203/83 Gamon St Yarraville | 2 | Apartment | \$725,500 | 12 Jul 2025 |
|  10-12 Stone St Yarraville | 3 | House | \$725,000 | 12 Jul 2025 |
|  68B Stephen St Yarraville | 3 | Townhouse | \$965,000 | 09 Jul 2025 |
|  2a Alice St Yarraville | 3 | House | \$1,200,000 | 02 Jul 2025 |
|  15 Banool Av YARRAVILLE | 2 | House | \$995,000 | 02 Jul 2025 |

YARRAVILLE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  16 Elizabeth St Yarraville | 3 | House | \$1,550,000 | 28 Jun 2025 |
|  53 Simpson St Yarraville | 3 | House | \$875,000 | 28 Jun 2025 |
|  210 Roberts St Yarraville | 3 | House | \$1,063,000 | 28 Jun 2025 |
|  2/3 Lorne St Yarraville | 2 | Flat/Unit/Apartment | \$400,000 | 27 Jun 2025 |
|  8 Fleece Rd Yarraville | 3 | Townhouse | \$915,000 | 24 Jun 2025 |
|  79 Ovens St Yarraville | 3 | House | \$1,845,000 | 23 Jun 2025 |
|  2/11 Fielding St Yarraville | 2 | House | \$1,295,000 | 21 Jun 2025 |
|  13 Hawkhurst St Yarraville | 3 | House | \$1,040,000 | 20 Jun 2025 |
|  2/2 Kent St Yarraville | 2 | Townhouse | \$735,000 | 14 Jun 2025 |
|  36 Angliss St Yarraville | 4 | House | \$1,354,000 | 14 Jun 2025 |



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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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