

Suburb **INSIGHTS**

3013
YARRAVILLE



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.16m

Quarterly Price Change

3.55% ↑

Median Unit Price*

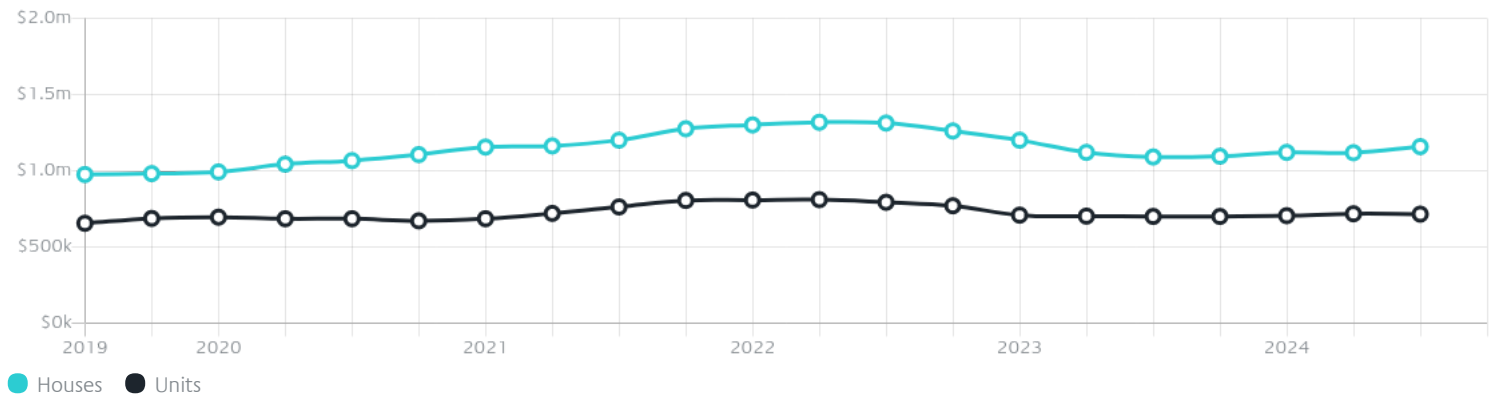
Median

\$715k

Quarterly Price Change

-0.34% ↓

Quarterly Price Change*

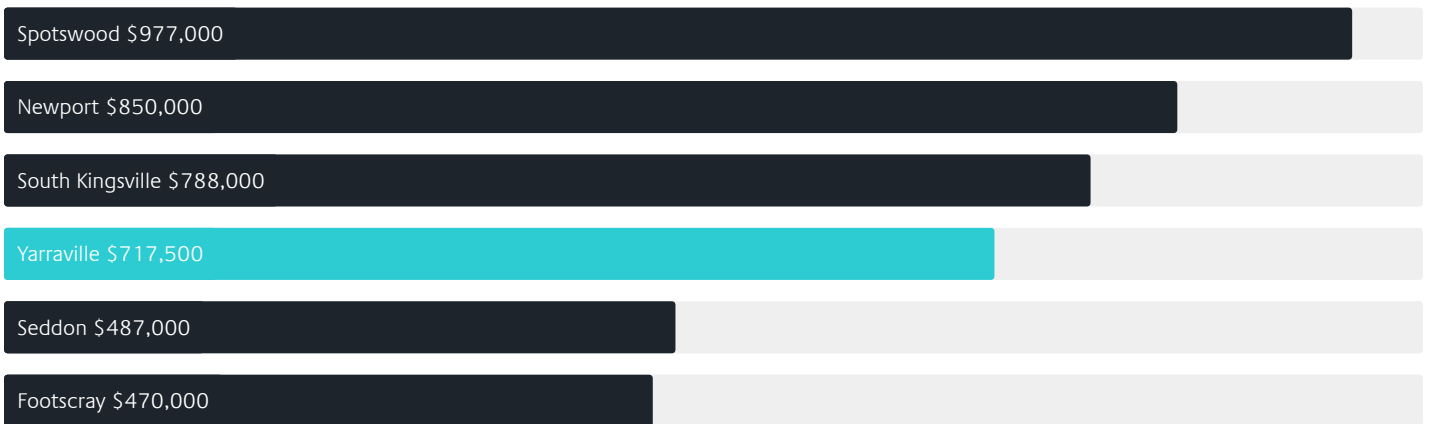


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 75%
● Private 25%

Auction Clearance Rate^{*}

63.89%

Median Days on Market[^]

29 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^{*}

\$650

Median Age[^]

37 years

Rental Yield^{*}













2.93%

Median Household Size[^]









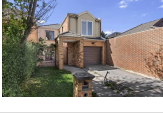

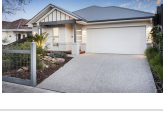

2.5 people

Sold Properties~






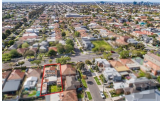




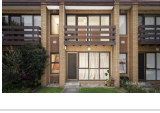

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 16 Loch St Yarraville	5	House	\$2,250,000	30 Nov 2024
 12 Lennox St Yarraville	2	House	\$1,110,000	30 Nov 2024
 7 Canterbury St Yarraville	4	House	\$2,350,000	30 Nov 2024
 90 Severn St Yarraville	3	House	\$1,240,000	30 Nov 2024
 4a Adeney St Yarraville	4	Townhouse	\$1,240,000	23 Nov 2024
 22 Kent St Yarraville	3	House	\$1,142,500	22 Nov 2024
 4/1 Kidman St Yarraville	2	Townhouse	\$720,000	20 Nov 2024
 16 Fairlie St Yarraville	4	House	\$1,740,000	16 Nov 2024
 9 Condenser Dr Yarraville	3	House	\$907,500	16 Nov 2024
 3b Avoca St Yarraville	2	House	\$1,030,000	13 Nov 2024
 23c Bena St Yarraville	2	House	\$850,000	13 Nov 2024
 G13/125 Francis St Yarraville	2	Unit	\$581,000	13 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 74a Stephen St Yarraville	2	Townhouse	\$845,000	12 Nov 2024
 102/9 Woods St Yarraville	2	Apartment	\$630,000	12 Nov 2024
 43 Drew St Yarraville	3	House	\$1,242,000	09 Nov 2024
 53 Bellairs Av Yarraville	4	House	\$1,790,000	09 Nov 2024
 4/2 Fyans St Yarraville	1	Unit	\$425,000	08 Nov 2024
 210/46 Fehon St Yarraville	2	Apartment	\$725,000	01 Nov 2024
 14 Somerville Rd Yarraville	2	House	\$1,000,000	31 Oct 2024
 4/10 Schild St Yarraville	2	Apartment	\$543,000	30 Oct 2024
 65 Mill Av YARRAVILLE	5	House	\$1,045,000	30 Oct 2024
 4/240 Hyde St Yarraville	3	House	\$1,000,000	30 Oct 2024
 9 Neylon St Yarraville	3	House	\$1,795,000	29 Oct 2024
 20 Cranbrook St Yarraville	2	House	\$946,000	26 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Alice St Yarraville	2	House	\$1,050,000	26 Oct 2024
 16 Buninyong St Yarraville	3	House	\$1,435,000	19 Oct 2024
 176 Stephen St Yarraville	5	House	\$2,230,000	19 Oct 2024
 41 Maryston St Yarraville	5	House	\$2,090,000	19 Oct 2024
 1 Little Berry St Yarraville	2	House	\$1,050,000	19 Oct 2024
 229 Francis St Yarraville	3	House	\$902,500	15 Oct 2024
 113/46 Fehon St Yarraville	2	Unit	\$635,000	14 Oct 2024
 5/69 Hamilton St Yarraville	1	Strata Unit/Flat	\$401,000	14 Oct 2024
 180 Francis St Yarraville	3	House	\$1,300,000	14 Oct 2024
 205/100 Somerville Rd Yarraville	2	Strata Unit/Flat	\$490,000	14 Oct 2024
 3/8 Tongue St Yarraville	2	Unit	\$630,000	11 Oct 2024
 7/53 Stephen St Yarraville	1	Apartment	\$320,000	10 Oct 2024

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Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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