

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.17m

Quarterly Price Change

1.25% ↑

Median Unit Price*

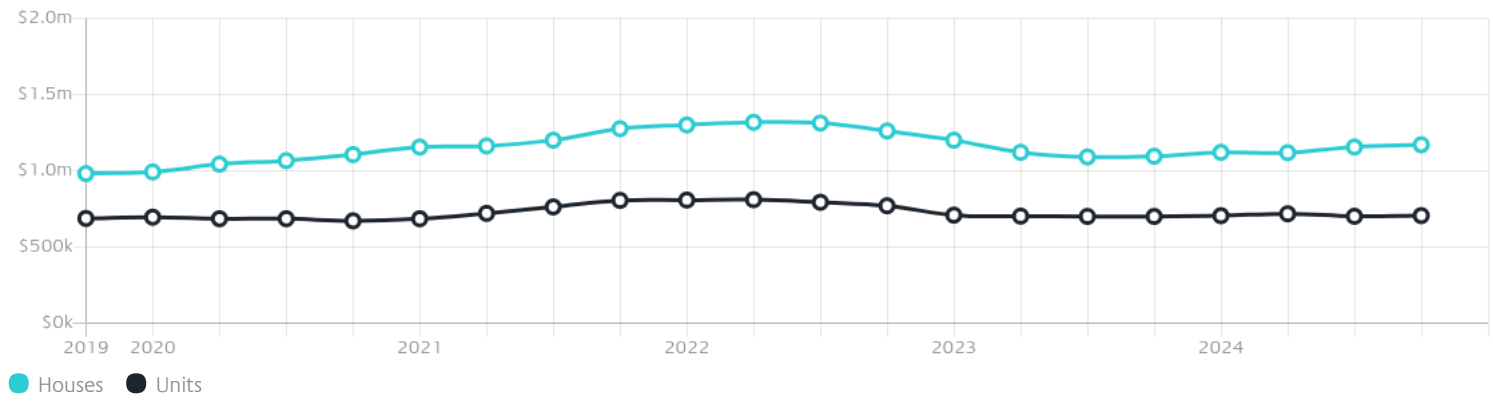
Median

\$706k

Quarterly Price Change

0.64% ↑

Quarterly Price Change*

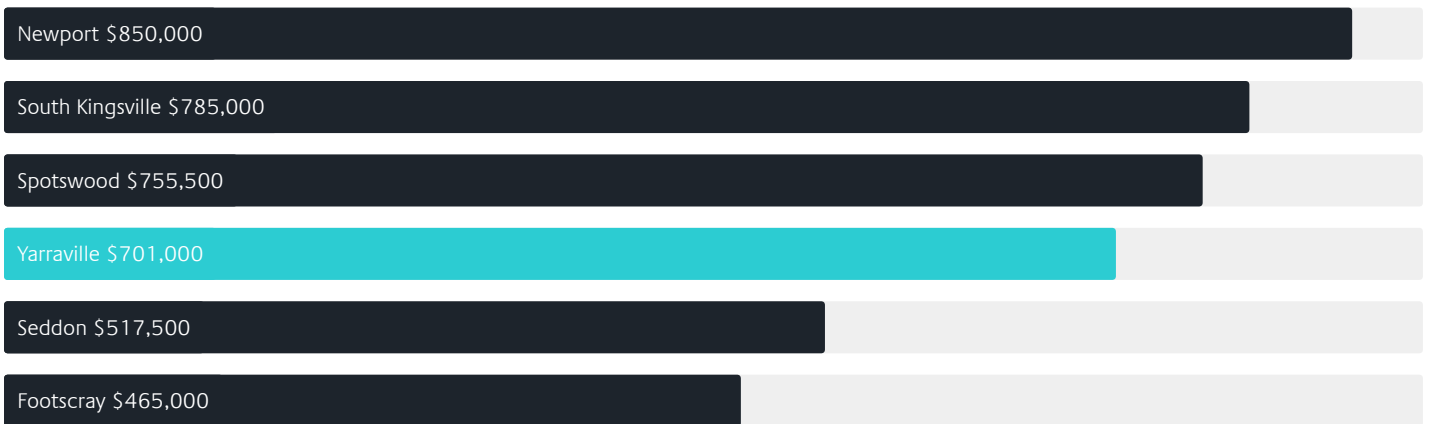


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 79%
● Private 21%

Auction Clearance Rate^{*}

62.07%

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^{*}

\$670

Median Age[^]

37 years

Rental Yield^{*}













2.93%

Median Household Size[^]










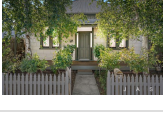


2.5 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 94 Gamon St Yarraville	4	House	\$1,765,000	06 Jan 2025
 23b Bena St Yarraville	2	Townhouse	\$815,000	05 Jan 2025
 6 Ducker St Yarraville	4	House	\$1,650,000	24 Dec 2024
 25 Sussex St Yarraville	2	House	\$920,000	23 Dec 2024
 17a Newcastle St Yarraville	3	House	\$886,500	21 Dec 2024
 34 Norfolk St Yarraville	4	House	\$1,580,000	19 Dec 2024
 44 Ovens St Yarraville	2	House	\$835,000	19 Dec 2024
 49 Angliss St Yarraville	4	House	\$1,700,000	18 Dec 2024
 124 Severn St Yarraville	4	House	\$1,800,000	14 Dec 2024
 29 Tongue St Yarraville	5	House	\$2,620,000	14 Dec 2024
 28 Eirene St Yarraville	4	House	\$1,500,000	12 Dec 2024
 38 Wilkins St Yarraville	3	House	\$1,020,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 93 Ballarat St Yarraville	4	House	\$1,615,000	07 Dec 2024
 8b Lennox St Yarraville	3	House	\$1,380,000	07 Dec 2024
 4/42 Simpson St Yarraville	2	Townhouse	\$991,000	06 Dec 2024
 22/37 Stephen St Yarraville	3	House	\$1,150,000	04 Dec 2024
 37 Ovens St Yarraville	2	House	\$842,000	03 Dec 2024
 90 Severn St Yarraville	3	House	\$1,240,000	30 Nov 2024
 16 Loch St Yarraville	5	House	\$2,250,000	30 Nov 2024
 7 Canterbury St Yarraville	4	House	\$2,305,000	30 Nov 2024
 12 Lennox St Yarraville	2	House	\$1,110,000	30 Nov 2024
 167 Williamstown Rd Yarraville	2	House	\$815,000	26 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 25/185 Francis St Yarraville	1	Apartment	\$375,500	15 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
 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



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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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