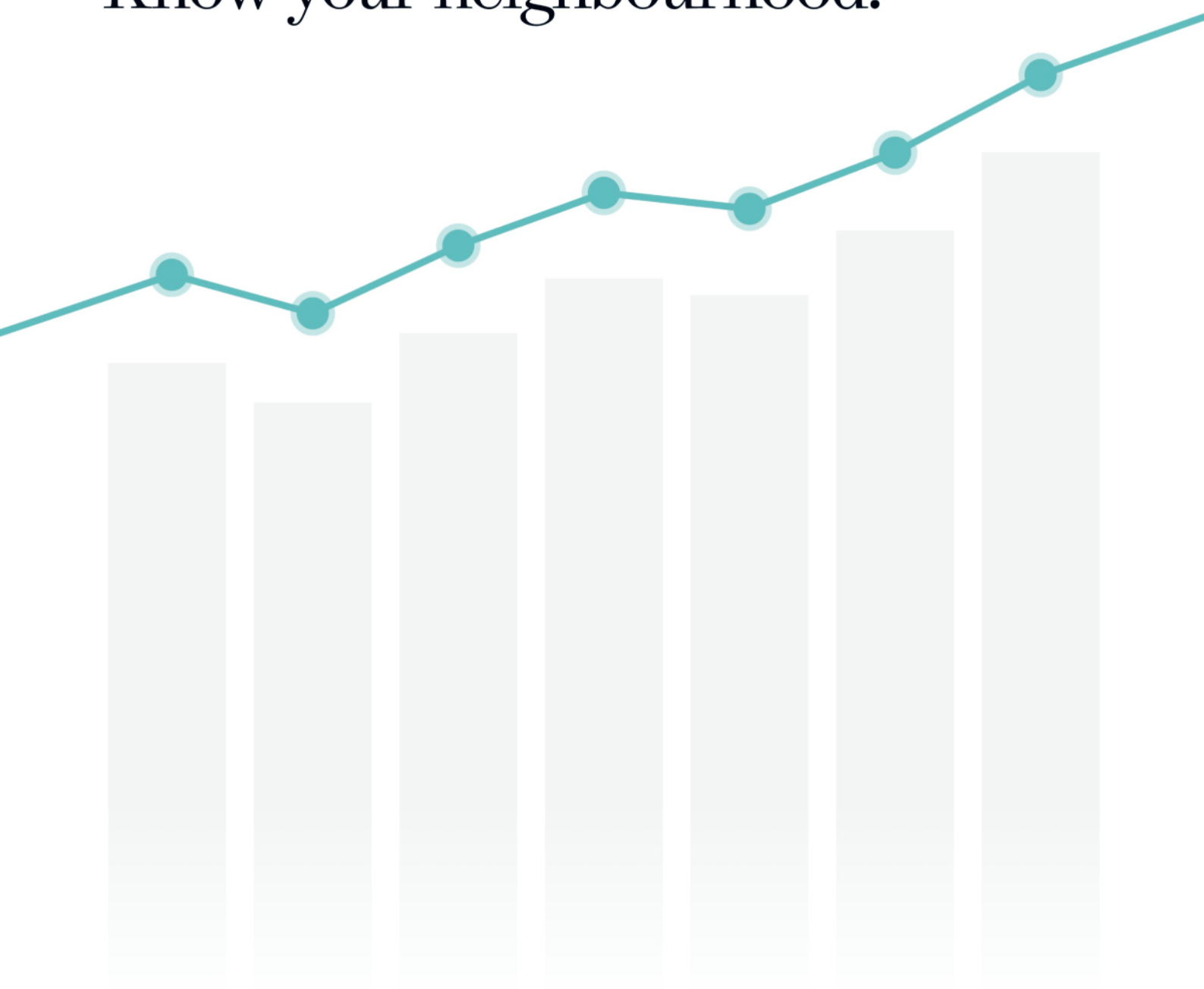


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.17m

Quarterly Price Change

1.25% ↑

Median Unit Price*

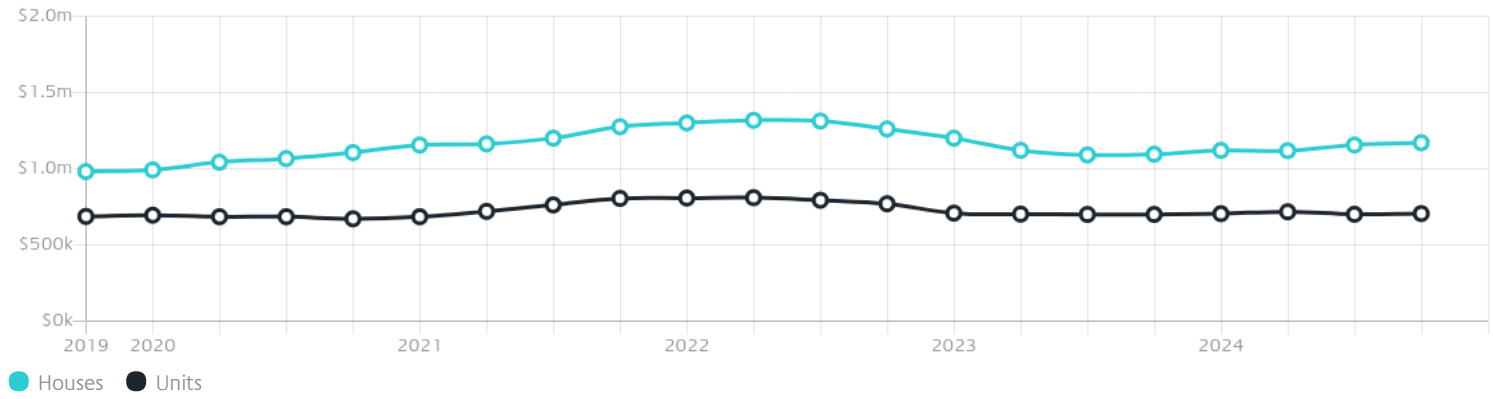
Median

\$706k

Quarterly Price Change

0.64% ↑

Quarterly Price Change*

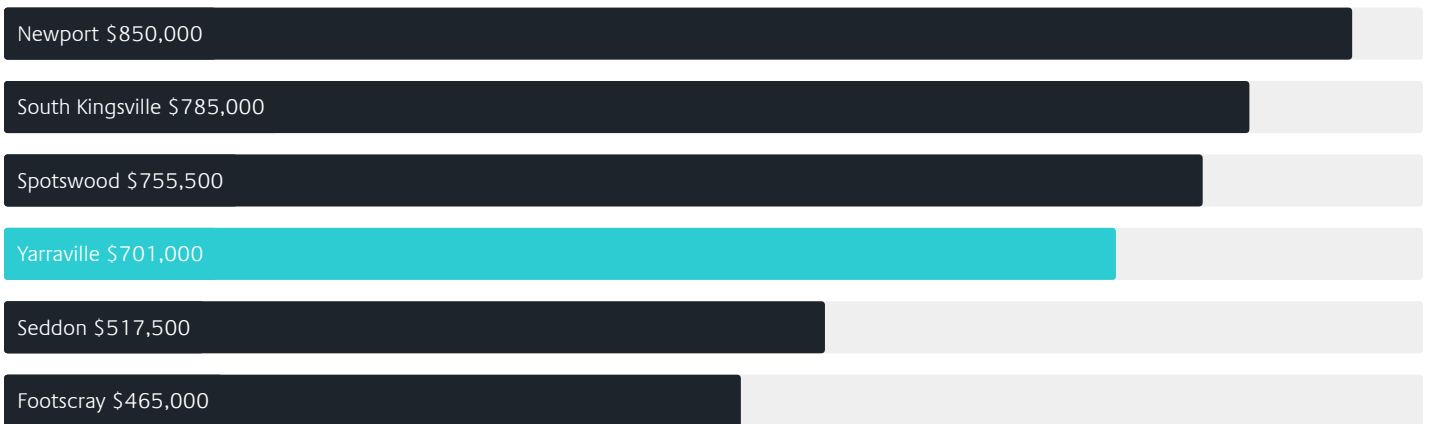


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

70.21%

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[^]









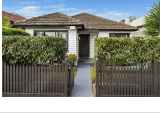



2.5 people

Sold Properties~

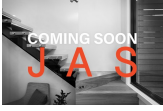











Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 Cloth Rd Yarraville	3	House	\$995,000	28 Feb 2025
 46 Mill Av Yarraville	3	House	\$987,000	21 Feb 2025
 7/66 Wilson St Yarraville	2	Townhouse	\$680,000	21 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
 7 1a Blackwood St Yarraville	2	House	\$829,500	12 Feb 2025
 65 Newcastle St Yarraville	3	House	\$1,110,000	12 Feb 2025
 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
 10A Stanger St Yarraville	3	House	\$1,240,000	05 Feb 2025
 2/160 Francis St YARRAVILLE	2	Townhouse	\$777,000	05 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 228 Roberts St Yarraville	2	Flat/Unit/Apartment	\$410,000	24 Jan 2025
 69 Sanderson St Yarraville	5	House	\$1,100,000	24 Jan 2025
 78A Stephen St Yarraville	3	Townhouse	\$965,000	21 Jan 2025
 103/83 Gamon St Yarraville	2	Apartment	\$699,000	14 Jan 2025
 279 Hyde St Yarraville	4	House	\$805,000	13 Jan 2025
 94 Gamon St Yarraville	4	House	\$1,765,000	06 Jan 2025
 23b Bena St Yarraville	2	Townhouse	\$815,000	05 Jan 2025
 101 Ballarat St Yarraville	2	House	\$1,050,000	26 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 7/16 Dean St Yarraville	3	Townhouse	\$875,000	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
 23 Stanger St Yarraville	4	House	\$1,200,000	14 Dec 2024
 24 Banool Av Yarraville	3	Townhouse	\$970,000	14 Dec 2024
 9 Knox St Yarraville	3	House	\$800,000	14 Dec 2024



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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