



Aberfeldie Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ABERFELDIE SUBURB REPORT

Median house price¹

Median

\$1.84m

Quarterly price change

-1.86% 

Median unit price¹

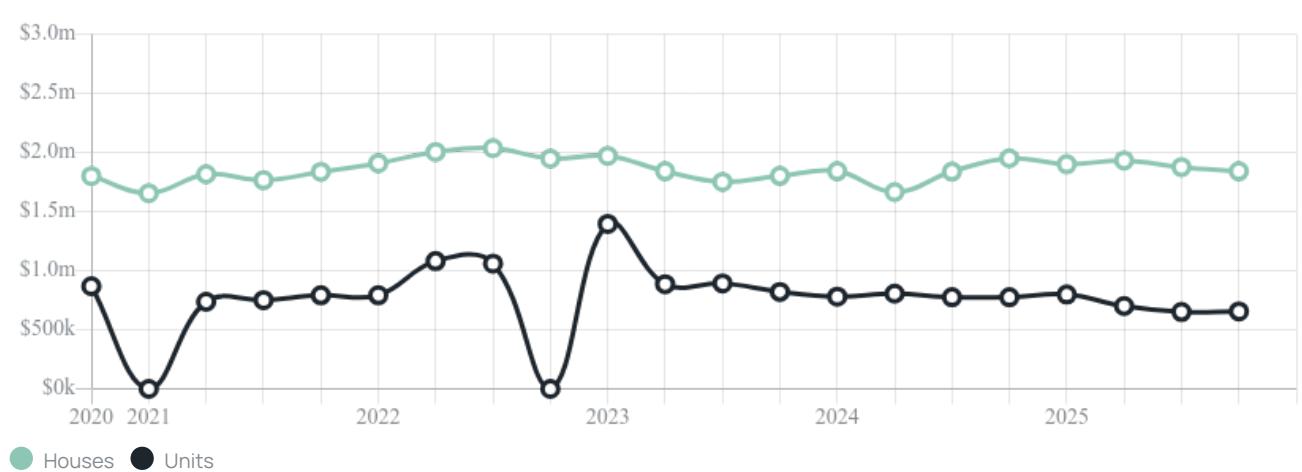
Median

\$656k

Quarterly price change

0.84% 

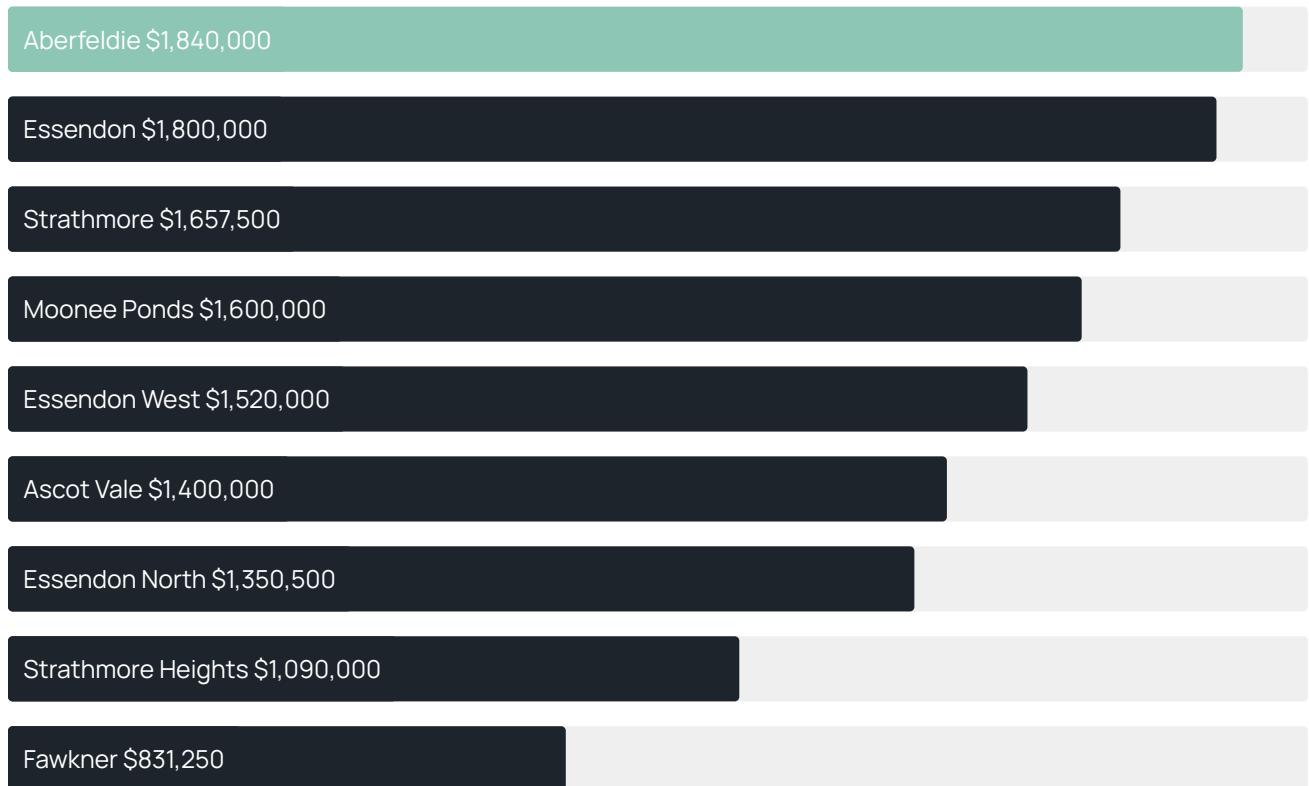
Quarterly price change¹



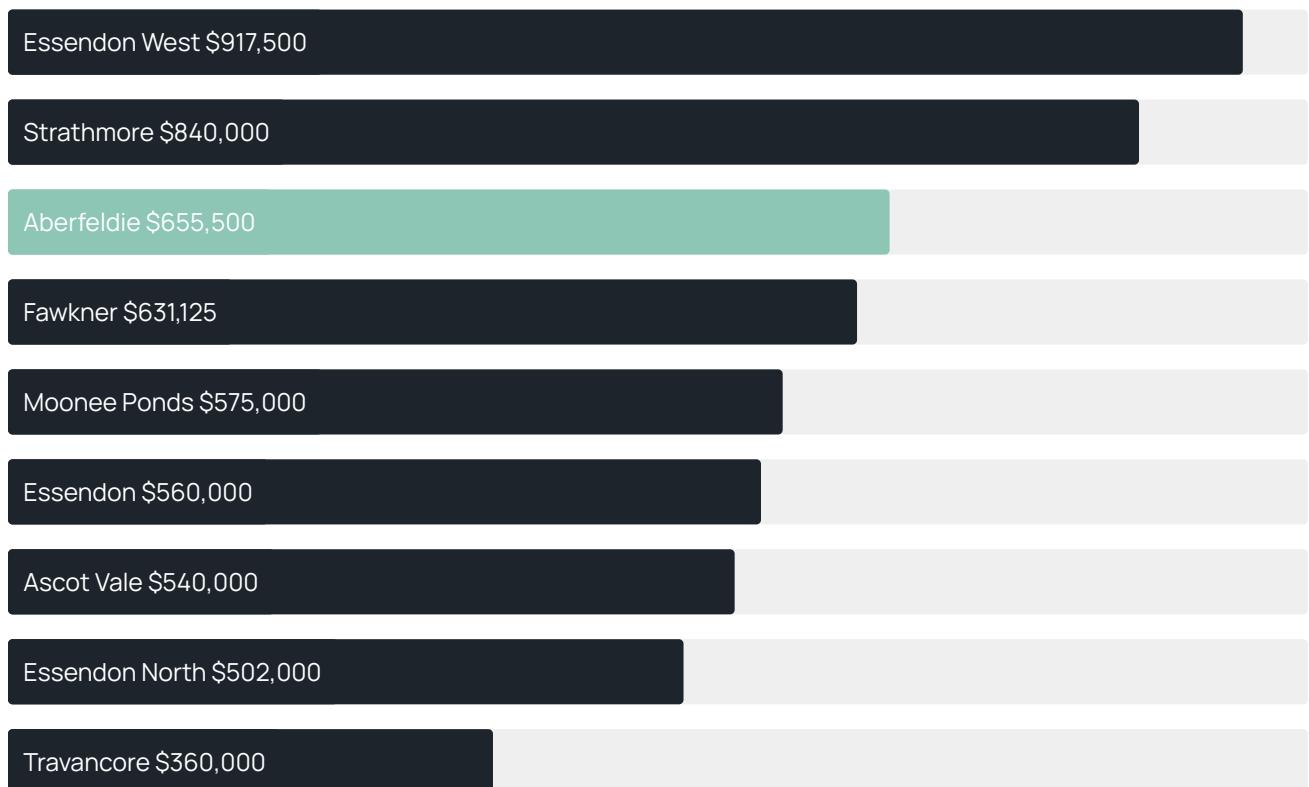
Surrounding Suburbs

ABERFELDIE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ABERFELDIE SUBURB REPORT

Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

50%

Median days on market³

57 days

Jellis Craig average inspection attendance per listing⁴

57 groups

Average hold period¹

5.0 years

Insights

Dwelling type⁵



● Houses 67% ● Units 33%

Ownership⁵



● Owned outright 42% ● Mortgaged 40% ● Rented 18%

Population⁵

3,925

Median asking rent¹

\$575 per week

Population growth⁵

0.72%

Rental yield¹

1.65%

Median age⁵

41 years

Median household size⁵

2.8 people

ABERFELDIE SUBURB REPORT

Recent Aberfeldie sales

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

Address	Bedrooms	Type	Price	Sold
 1/42 Arthur St Aberfeldie	2	Unit	\$830,000	18 Jan 2026
 3/42 Arthur St Aberfeldie	2	Unit	\$765,000	16 Jan 2026
 40 Clifton St Aberfeldie	4	House	\$1,850,000	24 Dec 2025
 7/39 St Kinnord St Aberfeldie	1	Flat/Unit/Apartment	\$332,000	23 Dec 2025
 8/2 St Kinnord St Aberfeldie	1	Flat	\$410,000	19 Dec 2025
 29 Afton St Aberfeldie	7	House	\$1,705,000	07 Dec 2025
 233 Buckley St Aberfeldie	4	House	\$2,170,000	03 Dec 2025
 17 Park Cr Aberfeldie	5	House	\$2,450,000	24 Nov 2025
 27 Clifton St Aberfeldie	4	House	\$1,830,000	22 Nov 2025
 26 Brunel St Aberfeldie	4	House	\$3,100,000	21 Nov 2025

Sold Properties

ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Waverley St Aberfeldie	4	House	\$1,400,000	21 Nov 2025
 20 Clifton St Aberfeldie	4	House	\$1,500,000	04 Nov 2025
 2/28A Aberfeldie St Aberfeldie	2	Villa	\$661,000	01 Nov 2025
 3/7 Tilba St Aberfeldie	2	Villa	\$710,000	25 Oct 2025
 7 Aberfeldie St Aberfeldie	4	House	\$2,380,000	18 Oct 2025
 42 Batman St Aberfeldie	5	House	\$3,200,000	18 Oct 2025
 45 Allan St Aberfeldie	4	House	\$1,465,000	17 Oct 2025
 1/5 Afton St Aberfeldie	4	House	\$1,355,000	17 Oct 2025
 34 May St Aberfeldie	4	House	\$1,840,000	11 Oct 2025
 393 Buckley St Aberfeldie	3	House	\$1,505,000	11 Oct 2025

Sold Properties

ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 435 Buckley St Aberfeldie	3	Land	\$572,000	09 Oct 2025
 19 Clifton St Aberfeldie	3	House	\$2,165,000	04 Oct 2025
 6 Roach Av Aberfeldie	3	House	\$1,756,500	20 Sep 2025
 22 Tilba St Aberfeldie	2	House	\$968,000	18 Sep 2025
 13/2 St Kinnord St Aberfeldie	1	Apartment	\$312,000	11 Sep 2025
 4/11 St Kinnord St Aberfeldie	2	Villa	\$600,000	06 Sep 2025
 10b Alma St Aberfeldie	3	Townhouse	\$1,350,000	01 Sep 2025
 2/23 Alma St Aberfeldie	2	Unit	\$900,000	30 Aug 2025
 3/7 Ramsay St Aberfeldie	3	Townhouse	\$790,000	22 Aug 2025
 5/45 Combermere St Aberfeldie	2	Unit	\$650,000	21 Aug 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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