



Aberfeldie

Suburb Report



Your connection to property insights



JellisCraig

ABERFELDIE SUBURB REPORT

Median house price¹

Median

\$1.84m

Quarterly price change

-1.86% ↓

Median unit price¹

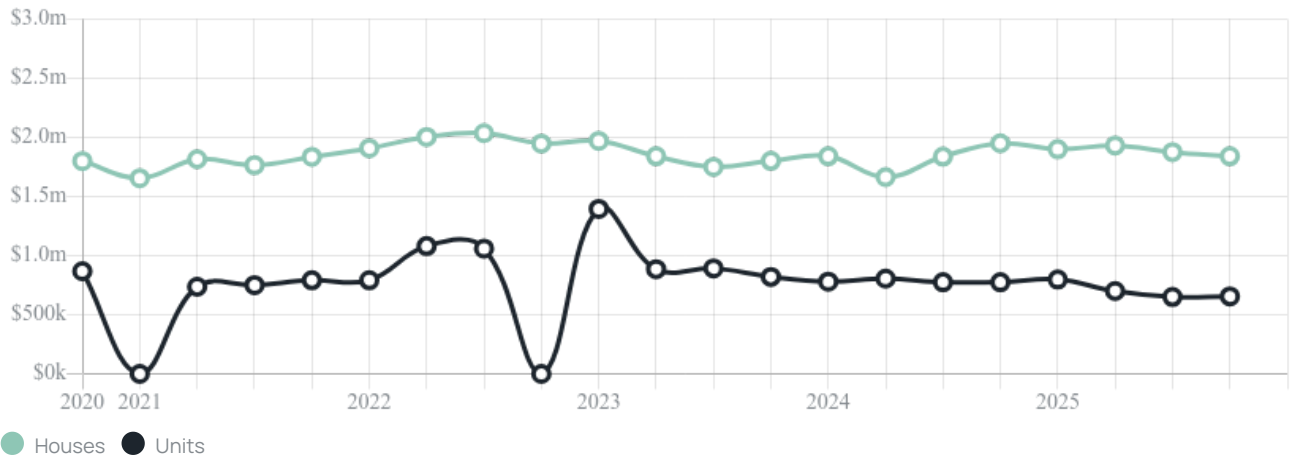
Median

\$656k

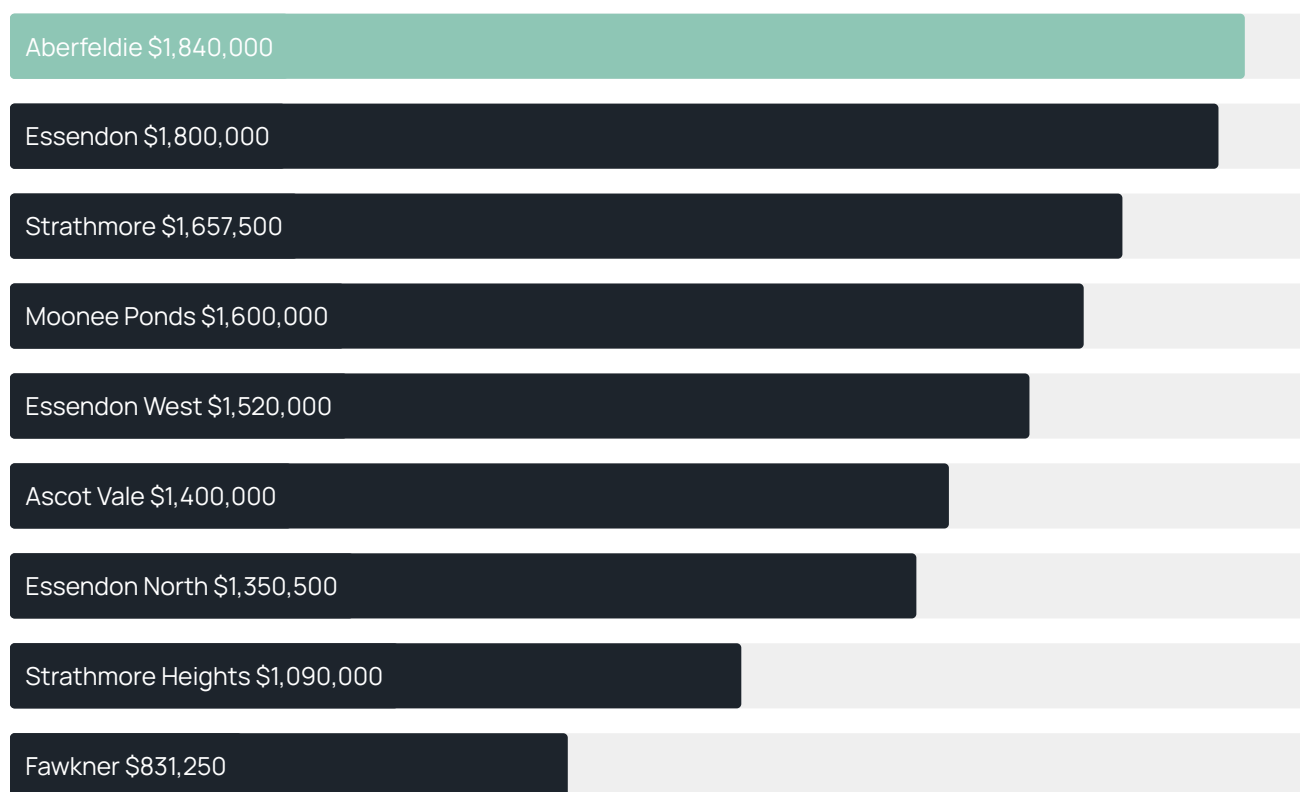
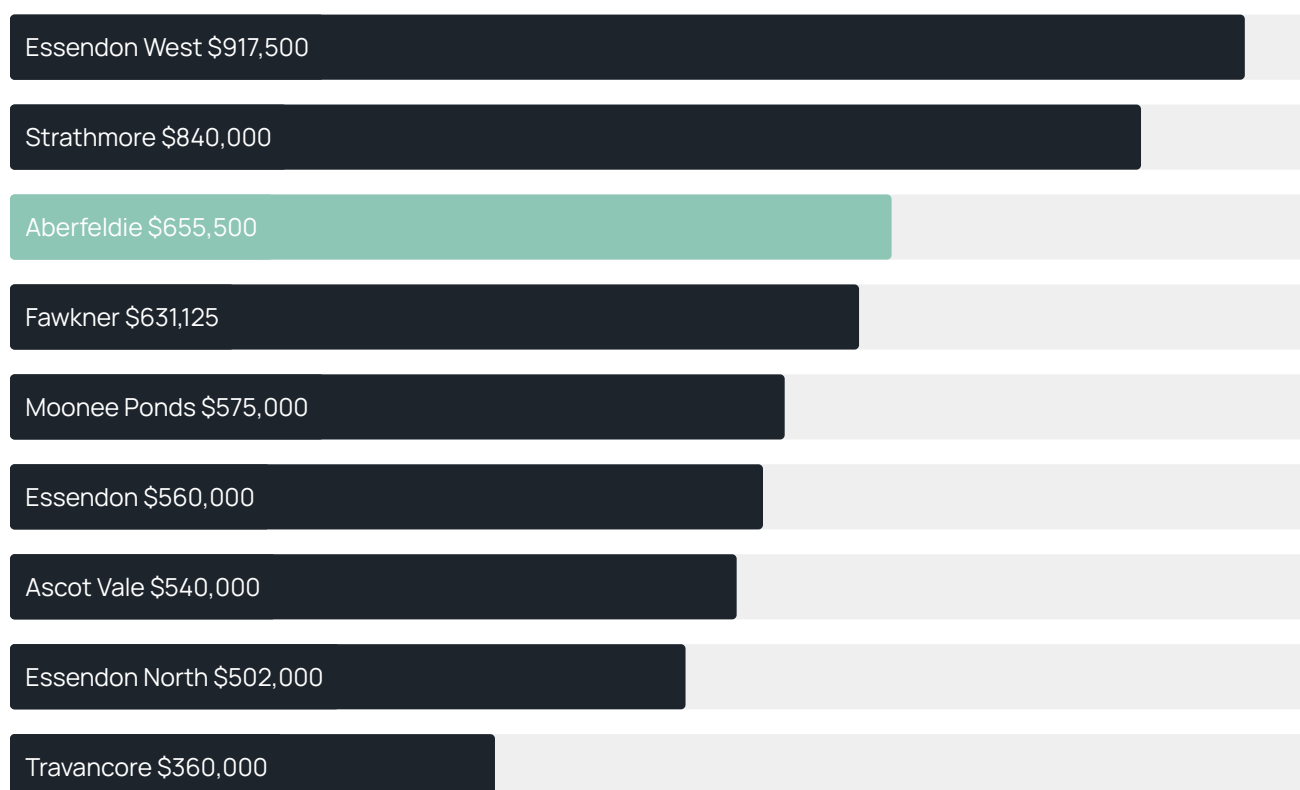
Quarterly price change

0.84% ↑

Quarterly price change¹



ABERFELDIE SUBURB REPORT

Median house price¹Median unit price¹

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

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










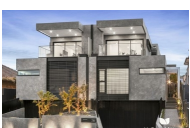
Median household size⁵

2.8 people











ABERFELDIE SUBURB REPORT

Recent Aberfeldie sales


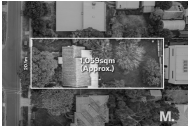








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

| 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 |

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 |

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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