



Aberfeldie

# Suburb Report



Your connection to property insights



**JellisCraig**

ABERFELDIE SUBURB REPORT

Median house price<sup>1</sup>

Median unit price<sup>1</sup>

Median

\$1.85m

Quarterly price change

0.00% ↓

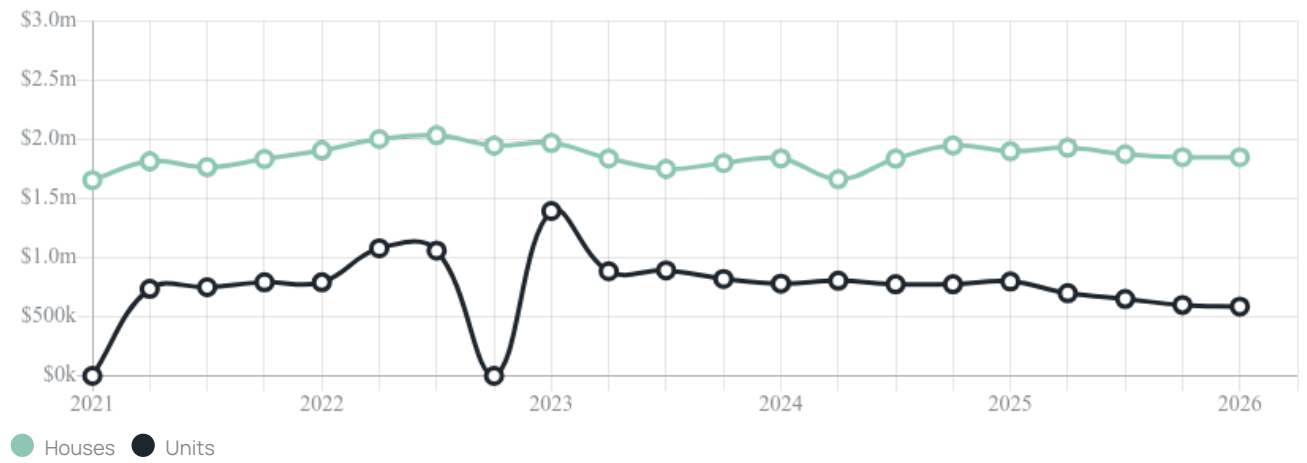
Median

\$586k

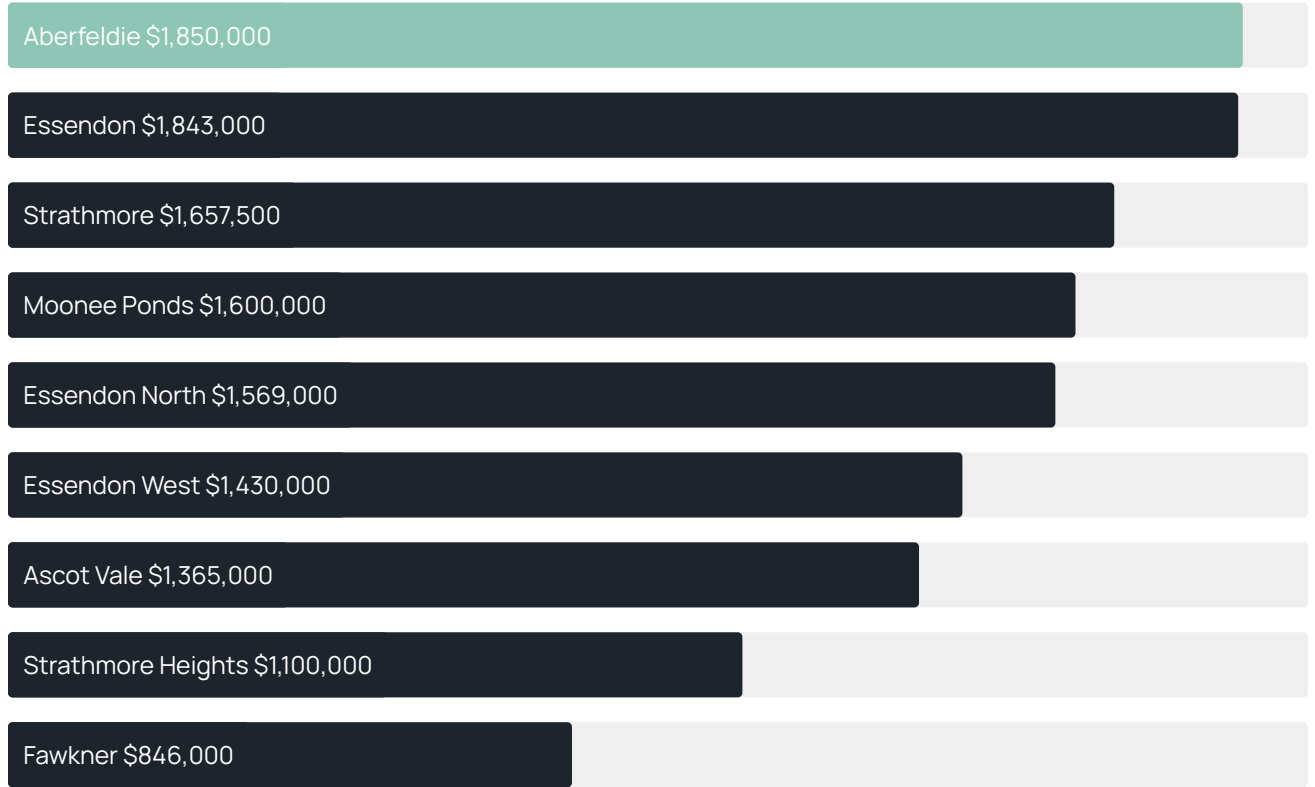
Quarterly price change

-2.33% ↓

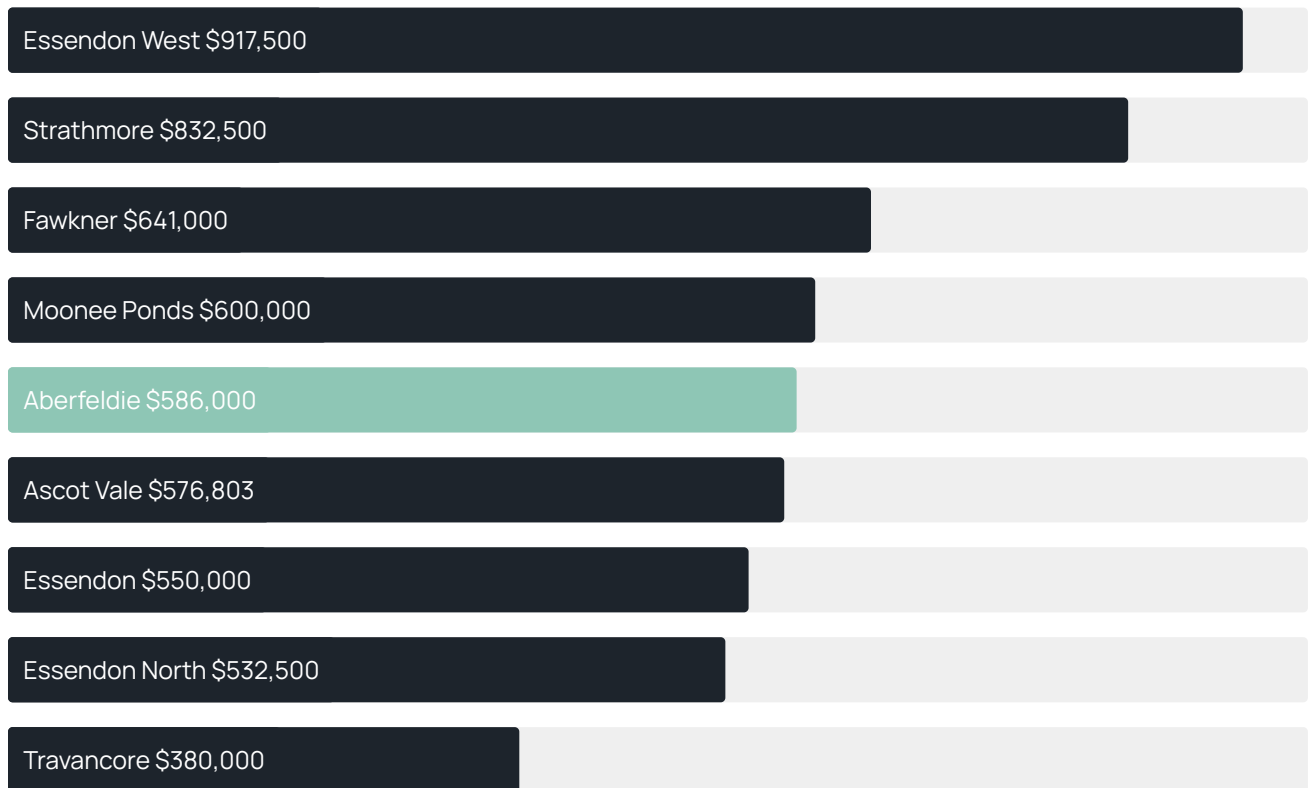
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 58%  
● Private 42%

Auction clearance rate<sup>3</sup>

81.82%

Median days on market<sup>3</sup>

26 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

5.0 years

Dwelling type<sup>5</sup>



● Houses 67% ● Units 33%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

3,925

Median asking rent<sup>1</sup>

\$650 per week

Population growth<sup>5</sup>

0.72%

Rental yield<sup>1</sup>

1.65%

Median age<sup>5</sup>

41 years






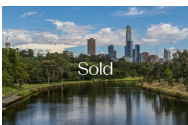
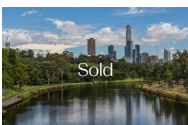


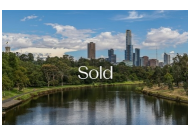
Median household size<sup>5</sup>

2.8 people





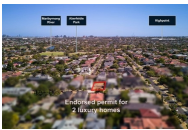





ABERFELDIE SUBURB REPORT

## Recent Aberfeldie sales










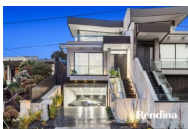
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 16a St Kinnord St Aberfeldie	2	House	\$950,000	22 May 2026
 29 Arthur St Aberfeldie	3	House	\$1,715,000	16 May 2026
 59 Fawkner St Aberfeldie	3	House	\$1,321,000	15 May 2026
 2/23 Ramsay St Aberfeldie	2	Unit	\$715,000	10 May 2026
 2/319 Buckley St Aberfeldie	2	Villa	\$569,000	09 May 2026
 3/4 Combermere St Aberfeldie	2	Unit	\$590,000	16 Apr 2026
 23a Aberdeen St Aberfeldie	3	House	\$1,300,000	29 Mar 2026
 22 Beatrice Av Aberfeldie	3	House	\$1,455,000	28 Mar 2026
 6 Knight St ABERFELDIE	4	House	\$2,375,000	21 Mar 2026
 1/11 St Kinnord St Aberfeldie	2	Villa	\$590,000	13 Mar 2026

## ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Allan St Aberfeldie	4	House	\$2,730,000	05 Mar 2026
 2/11 St Kinnord St Aberfeldie	2	Unit	\$486,000	05 Mar 2026
 4/5 Afton St Aberfeldie	3	Townhouse	\$1,245,000	28 Feb 2026
 20 St Kinnord St Aberfeldie	3	House	\$1,870,000	28 Feb 2026
 7 Tamar St Aberfeldie	2	House	\$1,660,000	23 Feb 2026
 427 Buckley St ABERFELDIE	3	House	\$1,163,000	10 Feb 2026
 1/53 Brunel St Aberfeldie	3	Unit	\$1,005,000	01 Feb 2026
 6/39 St Kinnord St Aberfeldie	1	Flat	\$322,500	31 Jan 2026
 1/42 Arthur St Aberfeldie	2	Unit	\$830,000	18 Jan 2026
 3/42 Arthur St Aberfeldie	2	Unit	\$765,000	16 Jan 2026

## ABERFELDIE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 34a May St Aberfeldie	4	House	\$2,050,000	23 Dec 2025
 8/2 St Kinnord St Aberfeldie	1	Flat	\$410,000	19 Dec 2025
 26 Clifton St Aberfeldie	4	House	\$1,580,000	16 Dec 2025
 29 Afton St Aberfeldie	7	House	\$1,705,000	07 Dec 2025
 14/2 St Kinnord St ABERFELDIE	1	Flat/Unit/Apartment	\$310,000	06 Dec 2025
 233 Buckley St Aberfeldie	4	House	\$2,170,000	03 Dec 2025
 1a St Kinnord St Aberfeldie	3	Townhouse	\$860,000	01 Dec 2025
 110a The Boulevard Aberfeldie	4	House	\$3,510,000	01 Dec 2025



**Jellis Craig Moonee Valley**  
Level 1, 1070 Mt Alexander Road, Essendon  
03 9379 2000

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 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.