

# JellisCraig

ALPHINGTON

## Suburb Report

Know your neighbourhood.



ALPHINGTON SUBURB REPORT

Median House Price\*

Median

\$1.87m

Quarterly Price Change

-3.27% ↓

Median Unit Price\*

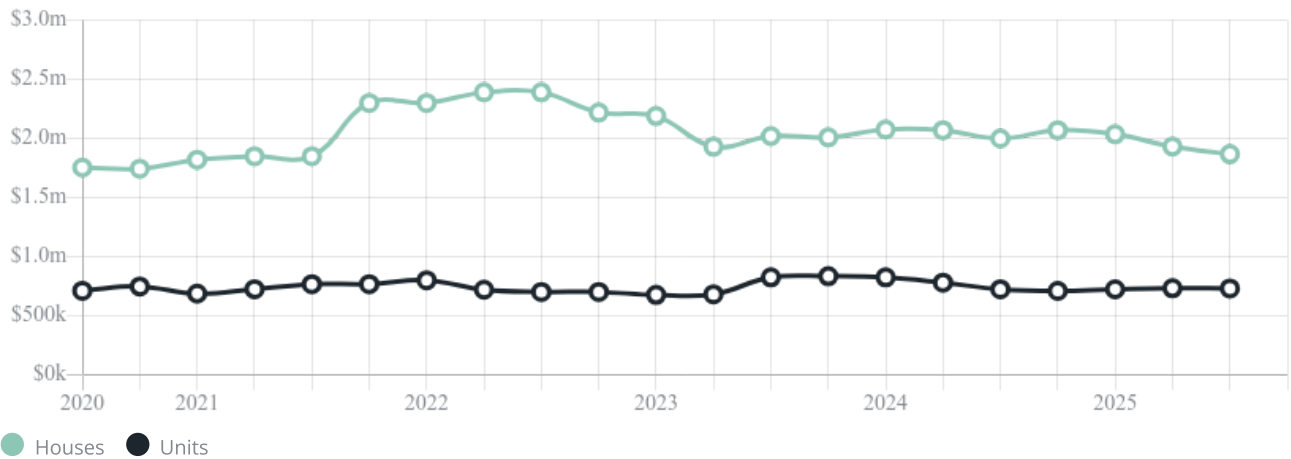
Median

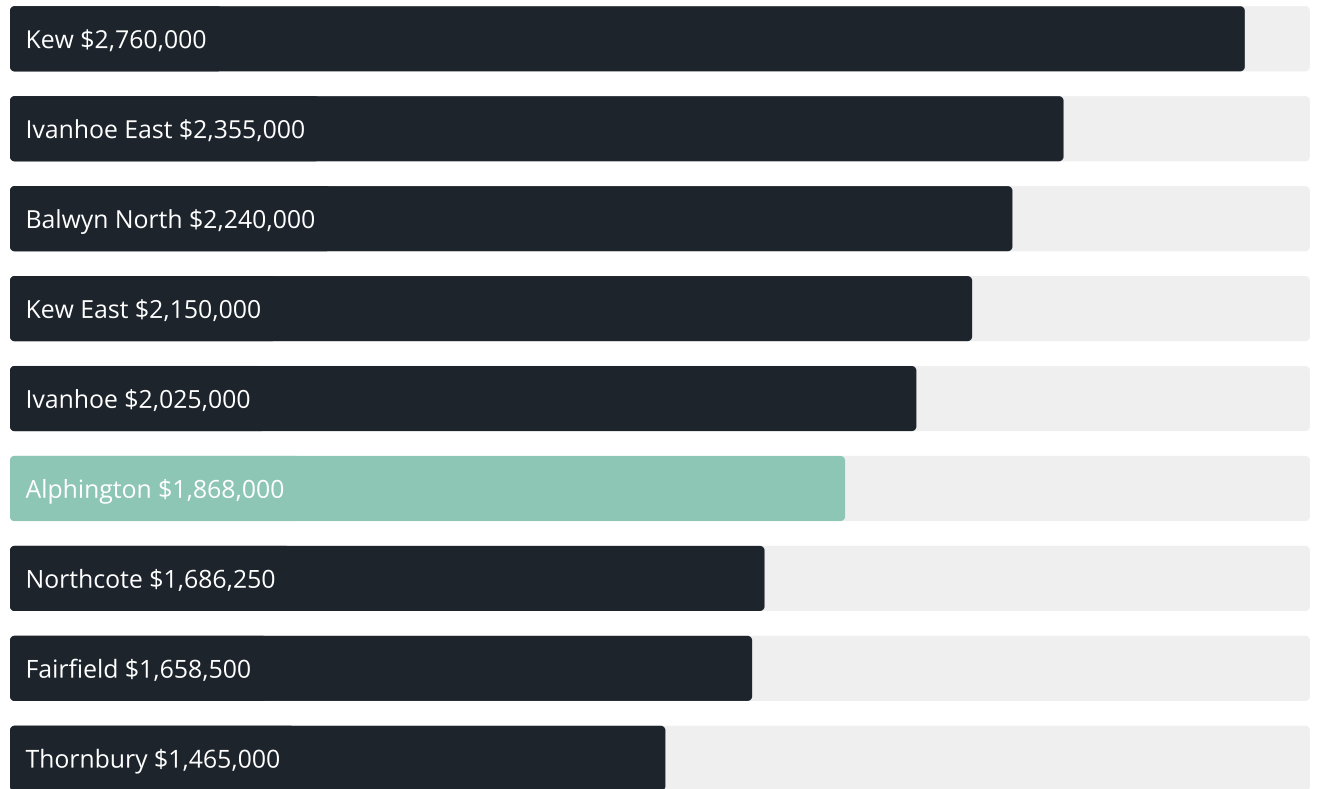
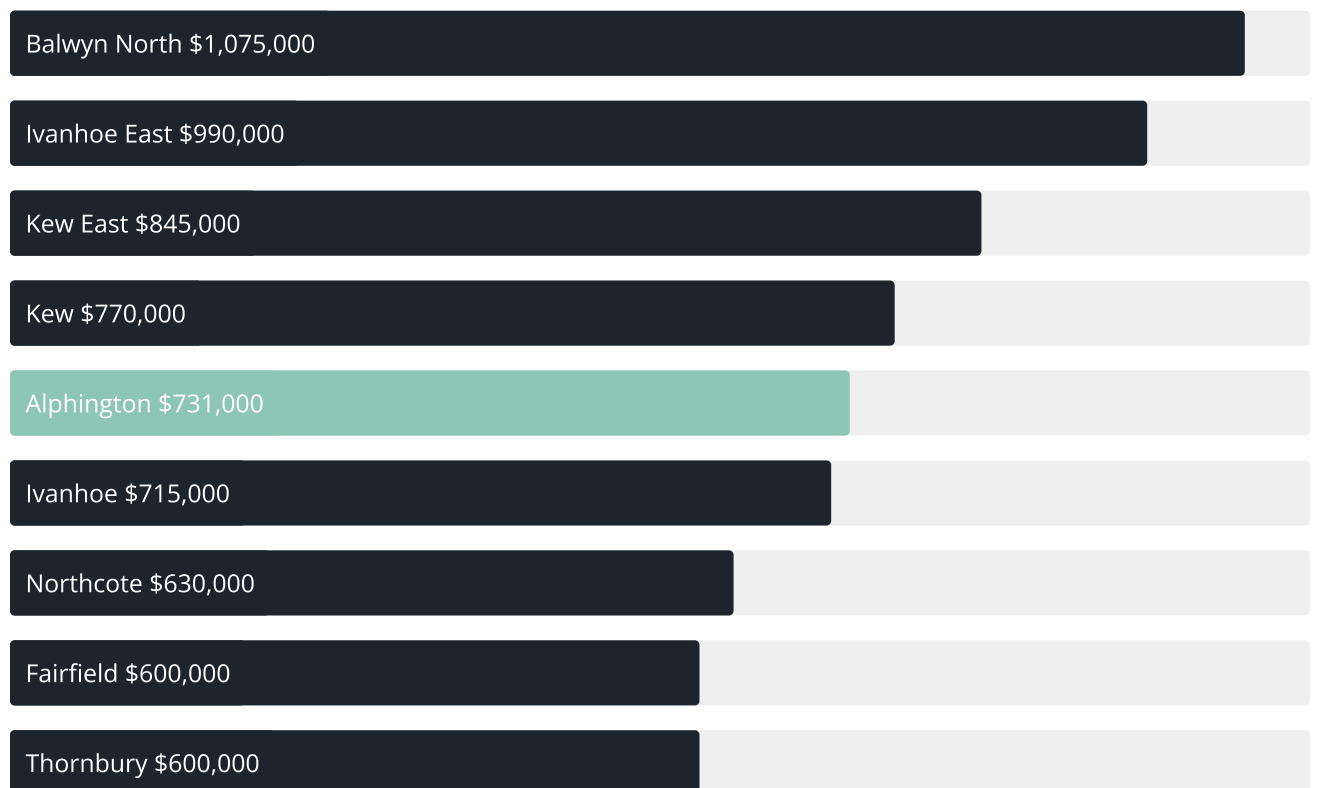
\$731k

Quarterly Price Change

-0.27% ↓

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## ALPHINGTON SUBURB REPORT

## Sale Method\*



● Auction 58%  
● Private 43%

## Auction Clearance Rate\*

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**60.87%**

## Median Days on Market^

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**25 days**

## Average Hold Period\*

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**8.7 years**

## Dwelling Type^



● Houses 52% ● Units 48%

## Ownership^



● Owned Outright 35% ● Mortgaged 34% ● Rented 31%

## Population^

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**5,702**

## Median Asking Rent per week\*

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**\$935**

## Population Growth^

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**12.24%**

## Rental Yield\*

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**2.48%**

## Median Age^

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**39 years**








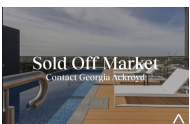


## Median Household Size^

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**2.4 people**

## ALPHINGTON SUBURB REPORT





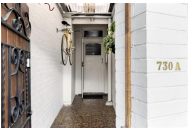





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/18 Perry St Alphington	2	Unit	\$681,000	20 Nov 2025
 60 Grange Rd Alphington	4	House	\$1,700,000	26 Oct 2025
 5/5 Fulham Rd Alphington	2	Unit	\$519,750	25 Oct 2025
 12 Smith St Alphington	2	House	\$1,765,000	23 Oct 2025
 1/9 Roemer Cr Alphington	2	Unit	\$689,000	16 Oct 2025
 530 Heidelberg Rd Alphington	3	House	\$1,582,000	11 Oct 2025
 318/10 Mills Blvd Alphington	2	Townhouse	\$810,000	02 Oct 2025
 403/111 Parkview Rd Alphington	2	Apartment	\$650,000	02 Oct 2025
 106/111 Parkview Rd Alphington	2	Apartment	\$645,000	24 Sep 2025
 9 Bennett St Alphington	4	House	\$2,375,000	24 Sep 2025

## ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 815 Heidelberg Rd Alphington	3	House	\$2,270,000	20 Sep 2025
 6 Naroon Rd Alphington	5	House	\$4,000,000	13 Sep 2025
 10 Paper Trl Alphington	2	Subdivided Unit/Villa/Townhouse	\$1,075,000	11 Sep 2025
 18 Woody La Alphington	2	House	\$920,000	06 Sep 2025
 114 Fulham Rd ALPHINGTON	5	House	\$3,655,000	06 Sep 2025
 404/14 Paper Trl Alphington	2	Strata Unit/Flat	\$1,050,000	04 Sep 2025
 1/23 Mills Blvd Alphington	1	Apartment	\$360,000	03 Sep 2025
 21 Perry St Alphington	4	House	\$2,200,000	02 Sep 2025
 20 View St Alphington	5	House	\$3,850,000	30 Aug 2025
 4/148 Grange Rd Alphington	2	Townhouse	\$887,500	30 Aug 2025

## ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/24 Como St Alphington	1	Apartment	\$452,000	28 Aug 2025
 403/101 Parkview Rd Alphington	3	Apartment	\$1,035,000	20 Aug 2025
 12 Woody La Alphington	3	House	\$1,270,000	16 Aug 2025
 16 Latrobe Av Alphington	4	House	\$1,510,000	14 Aug 2025
 730a Heidelberg Rd ALPHINGTON	3	House	\$1,583,000	14 Aug 2025
 3/60-62 Yarralea St Alphington	1	Apartment	\$381,500	13 Aug 2025
 1/101 Lucerne Cr Alphington	1	Apartment	\$350,000	10 Aug 2025
 5/24 Como St Alphington	2	Apartment	\$640,000	09 Aug 2025
 13c Rex Av Alphington	3	Townhouse	\$1,250,000	07 Aug 2025
 3 Desbrowe Wlk Alphington	3	Townhouse (Conjoined)	\$1,200,000	02 Aug 2025



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Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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