



# Alphington Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## ALPHINGTON SUBURB REPORT

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

Median  
\$2.05m

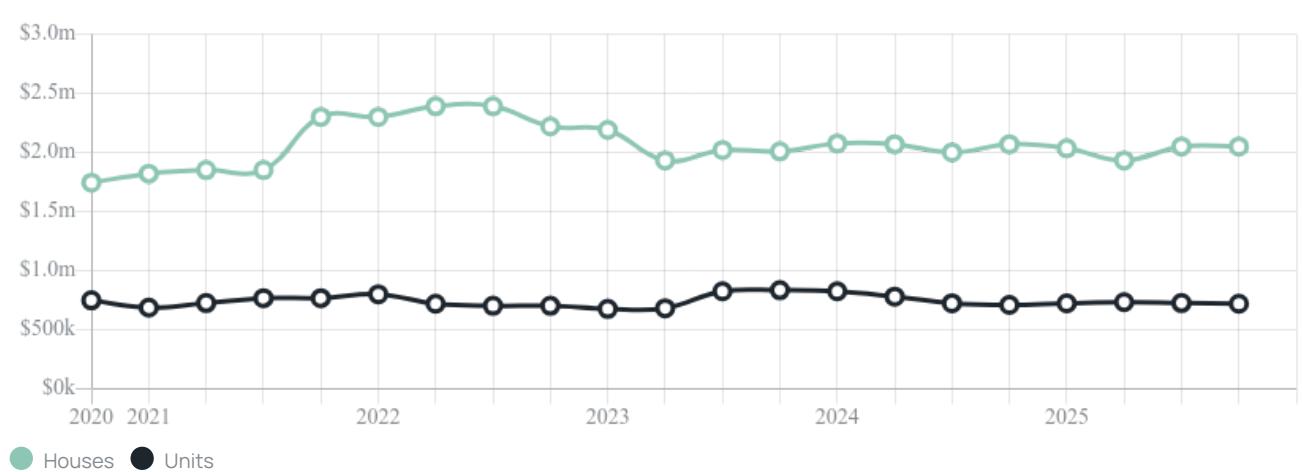
Quarterly price change  
0.00% 

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

Median  
\$720k

Quarterly price change  
-0.75% 

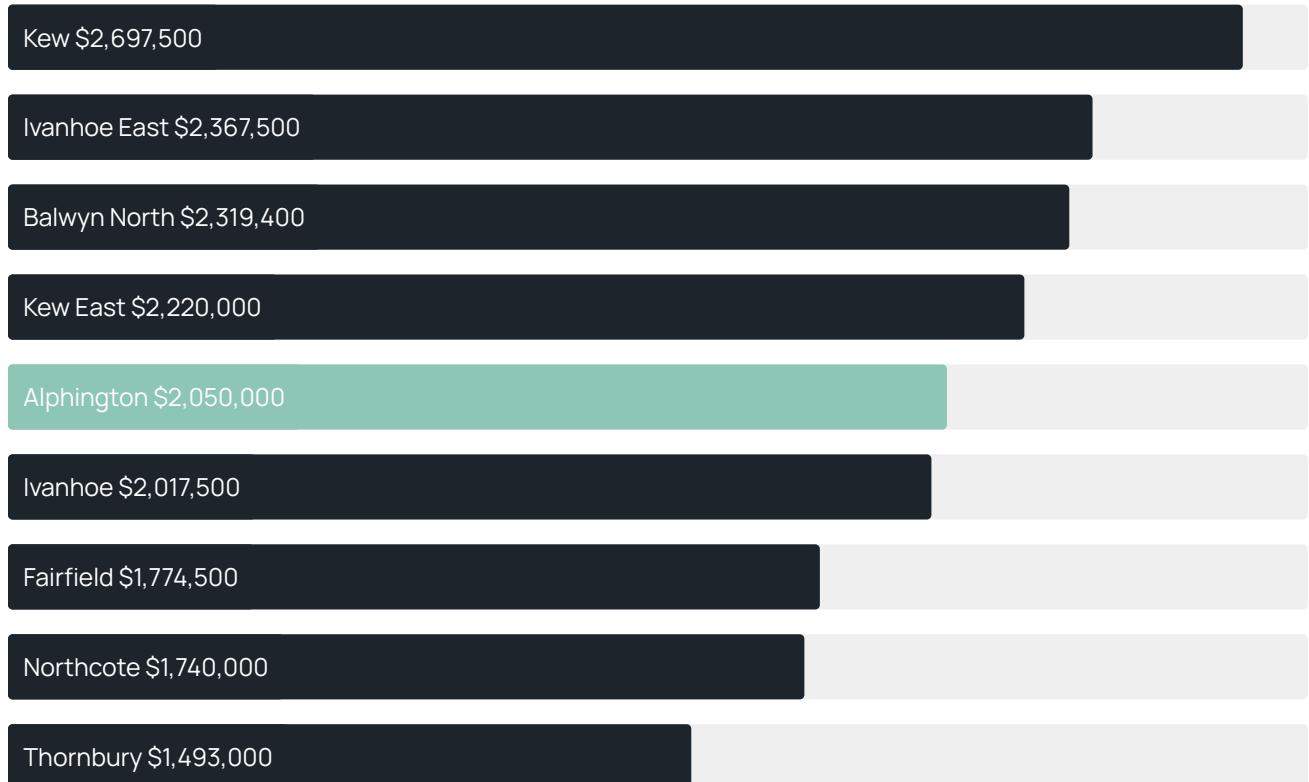
### Quarterly price change<sup>1</sup>



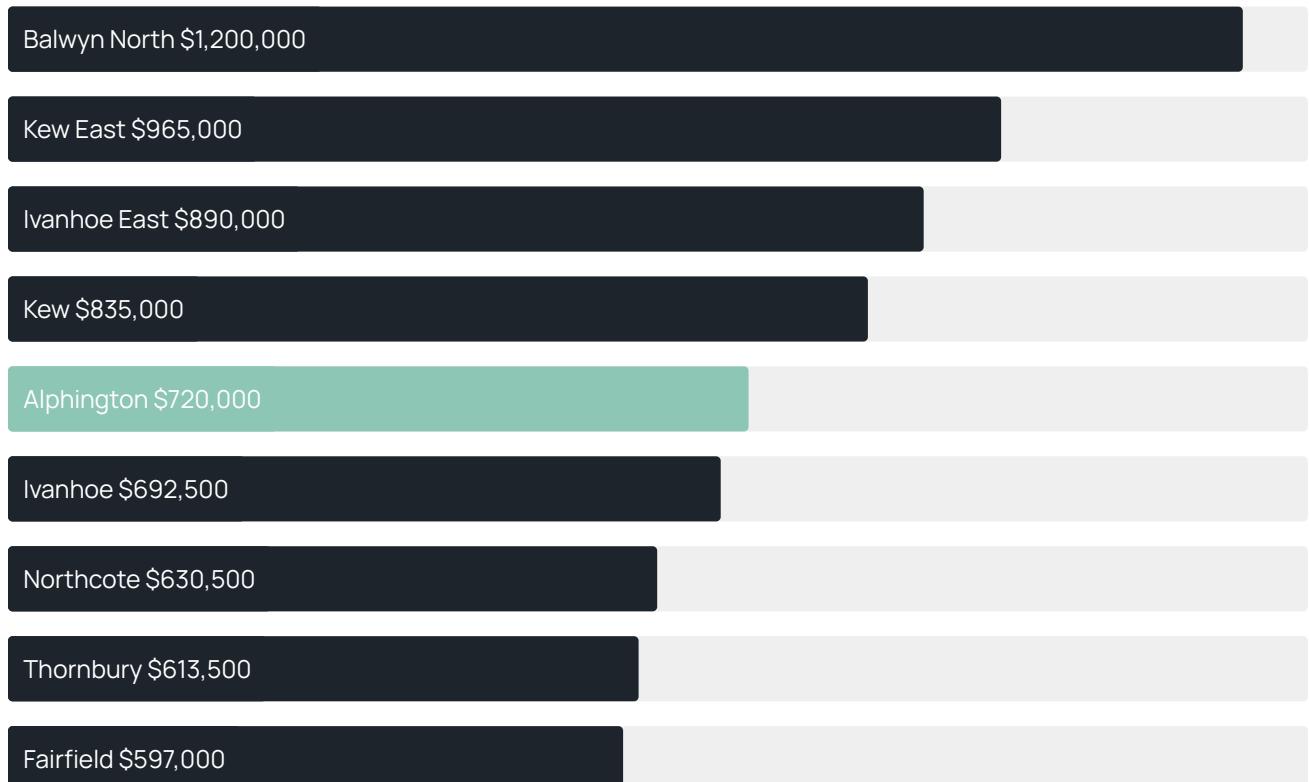
# Surrounding Suburbs

## ALPHINGTON SUBURB REPORT

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



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



# Sales Snapshot

ALPHINGTON SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 34%  
● Private 66%

## Auction clearance rate<sup>3</sup>

70%

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

27 days

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

27 groups

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## Average hold period<sup>1</sup>

8.7 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 52% ● Units 48%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

5,702

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## Median asking rent<sup>1</sup>

\$885 per week

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## Population growth<sup>5</sup>

12.24%

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## Rental yield<sup>1</sup>

2.48%

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## Median age<sup>5</sup>

39 years

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## Median household size<sup>5</sup>

2.4 people

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## ALPHINGTON SUBURB REPORT

### Recent Alphington 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2 Musgrave La Alphington	2	Townhouse	\$810,000	17 Dec 2025
 309/10 Mills Blvd Alphington	2	Subdivided Unit/Villa/Townhouse	\$780,000	17 Dec 2025
 1/4 St Bernards Rd Alphington	1	Unit	\$412,000	12 Dec 2025
 9 Peck Wlk Alphington	2	Townhouse	\$850,000	10 Dec 2025
 3 Hemingway Pl Alphington	3	Townhouse (Conjoined)	\$750,000	08 Dec 2025
 9/24 Como St Alphington	2	Apartment	\$510,000	08 Dec 2025
 1/2 Ross St Alphington	4	House	\$2,550,000	06 Dec 2025
 207/21 Rex Av ALPHINGTON	2	Apartment	\$837,000	06 Dec 2025
 212/21 Rex Av Alphington	1	Subdivided Unit/Villa/Townhouse	\$490,000	03 Dec 2025
 9 Parkview Rd Alphington	5	House	\$2,270,000	29 Nov 2025

# Sold Properties

## ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/44 Alphington St Alphington	2	Apartment	\$735,000	28 Nov 2025
 11 Margaret Gr Alphington	4	House	\$3,200,000	28 Nov 2025
 141 Fulham Rd Alphington	5	House	\$3,600,000	22 Nov 2025
 1/103 Lucerne Cr Alphington	4	Townhouse	\$1,785,000	21 Nov 2025
 4/18 Perry St Alphington	2	Unit	\$681,000	20 Nov 2025
 6/37 Paper Trl Alphington	2	Strata Unit/Flat	\$990,000	20 Nov 2025
 102/21 Rex Av Alphington	1	Apartment	\$479,000	20 Nov 2025
 2/7 Coate Av Alphington	3	Townhouse (Conjoined)	\$1,120,000	14 Nov 2025
 6/34 Grange Rd Alphington	2	Apartment	\$557,000	13 Nov 2025
 407/37 Paper Trl Alphington	2	Strata Unit/Flat	\$840,000	10 Nov 2025

# Sold Properties

## ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	208/17 Paper Trl Alphington	2	Strata Unit/Flat	\$840,000 06 Nov 2025
	3/17 Paper Trl Alphington	2	Strata Unit/Flat	\$1,060,000 06 Nov 2025
	38 Mills Blvd Alphington	3	Townhouse (Conjoined)	\$1,050,000 06 Nov 2025
	102/21 Mills Blvd Alphington	2	Subdivided Unit/Villa/Townhouse	\$495,000 04 Nov 2025
	23 Tower Av Alphington	4	House	\$1,550,000 29 Oct 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
	521/626 Heidelberg Rd Alphington	3	Subdivided Unit/Villa/Townhouse	\$705,000 24 Oct 2025
	1 Geneva Rd Alphington	3	House	\$2,105,000 23 Oct 2025
	12 Smith St Alphington	2	House	\$1,765,000 23 Oct 2025



**Jellis Craig Fitzroy**  
189 Johnston Street, Fitzroy  
03 8415 6100

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.

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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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