



Alphington

Suburb Report



Your connection to property insights



JellisCraig

ALPHINGTON SUBURB REPORT

Median house price¹

Median

\$2.05m

Quarterly price change

0.00% ↓

Median unit price¹

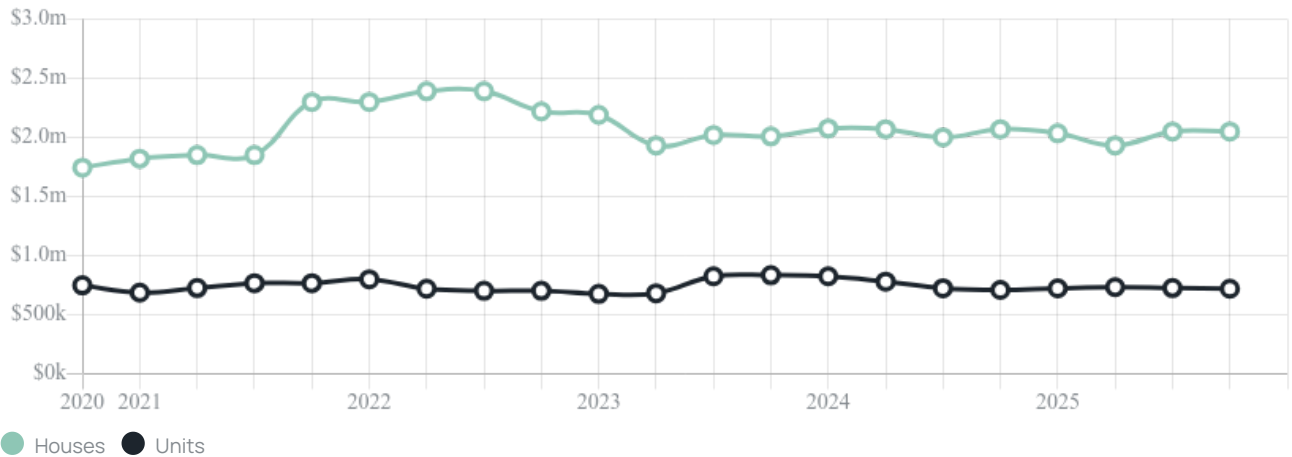
Median

\$720k

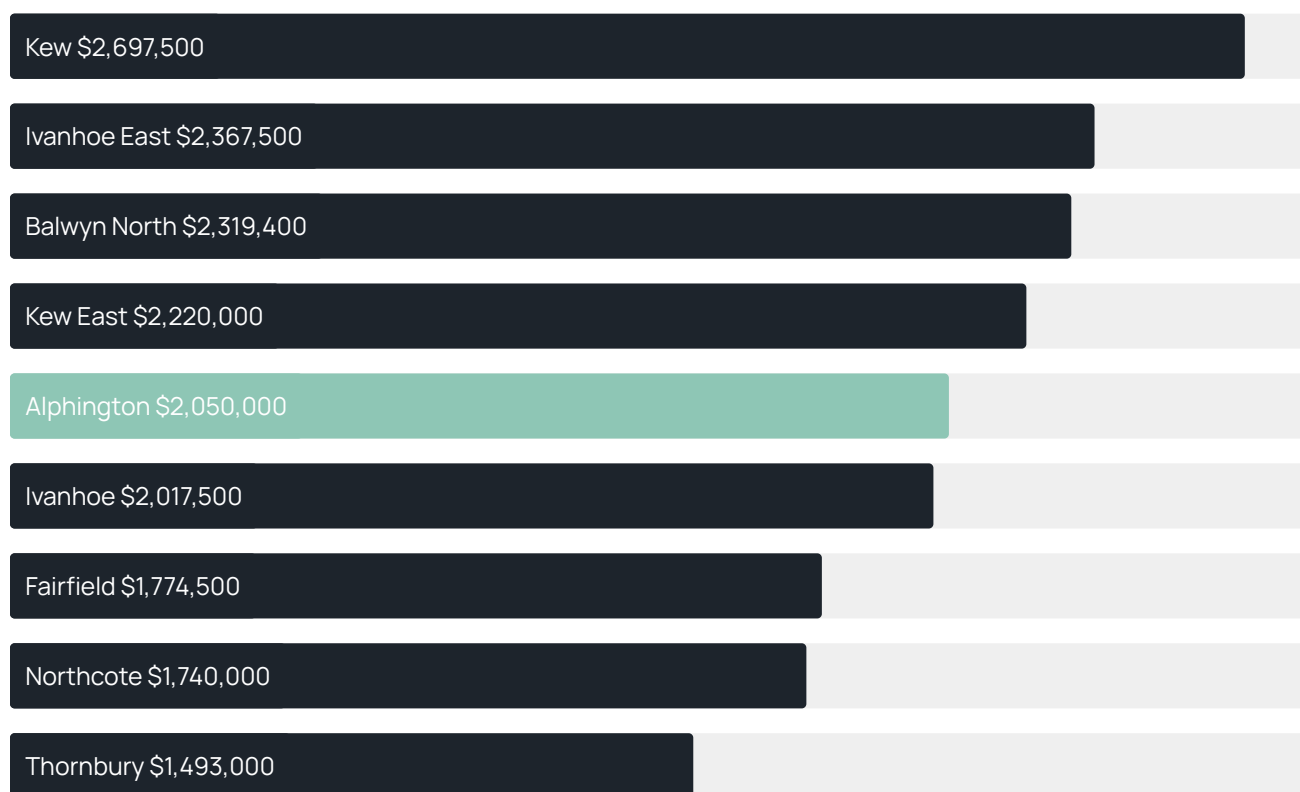
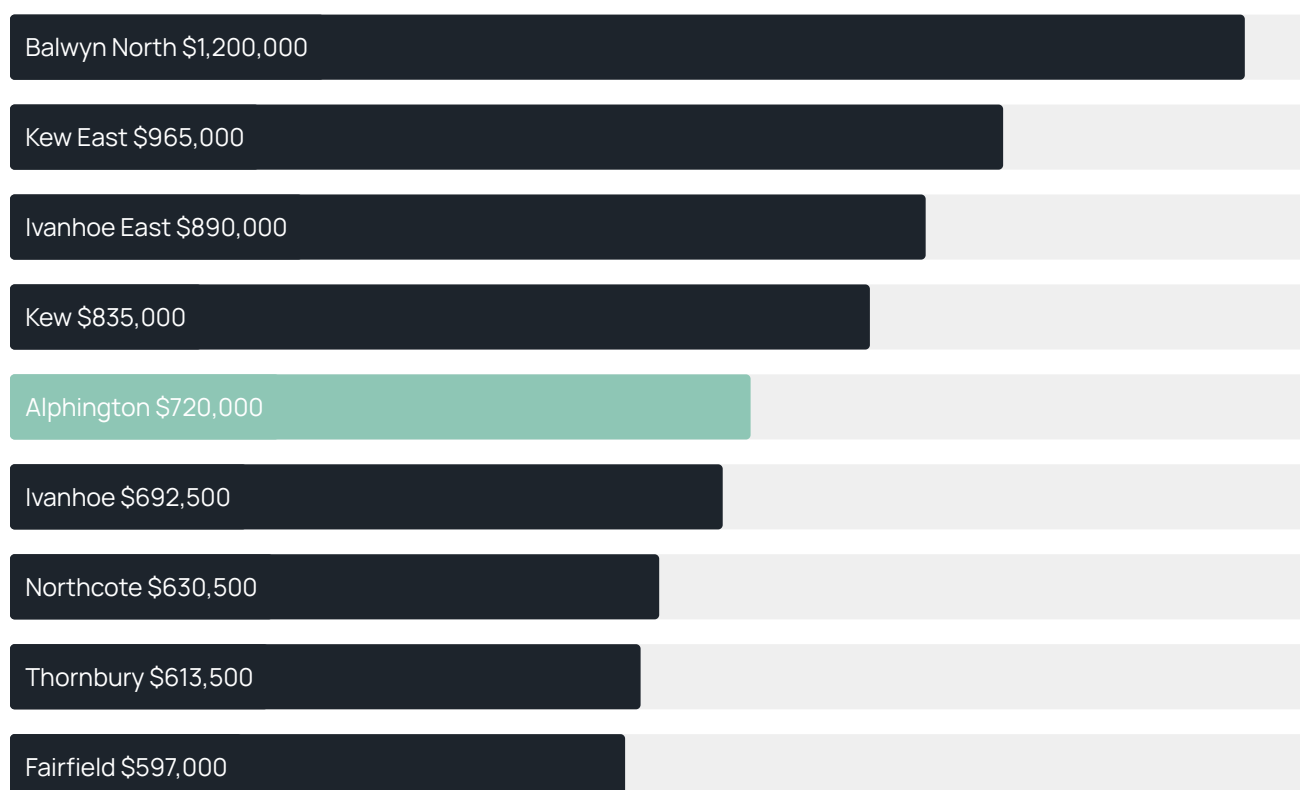
Quarterly price change

-0.75% ↓

Quarterly price change¹



ALPHINGTON SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 34%
● Private 66%

Auction clearance rate³

70%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

8.7 years

Dwelling type⁵

● Houses 52% ● Units 48%

Ownership⁵

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

Population⁵

5,702

Median asking rent¹

\$885 per week

Population growth⁵

12.24%

Rental yield¹

2.48%

Median age⁵

39 years











Median household size⁵

2.4 people











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 jellisraig.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

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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

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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
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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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