

JellisCraig

ALPHINGTON

Suburb Report

Know your neighbourhood.



ALPHINGTON SUBURB REPORT

Median House Price*

Median

\$1.87m

Quarterly Price Change

-3.27% ↓

Median Unit Price*

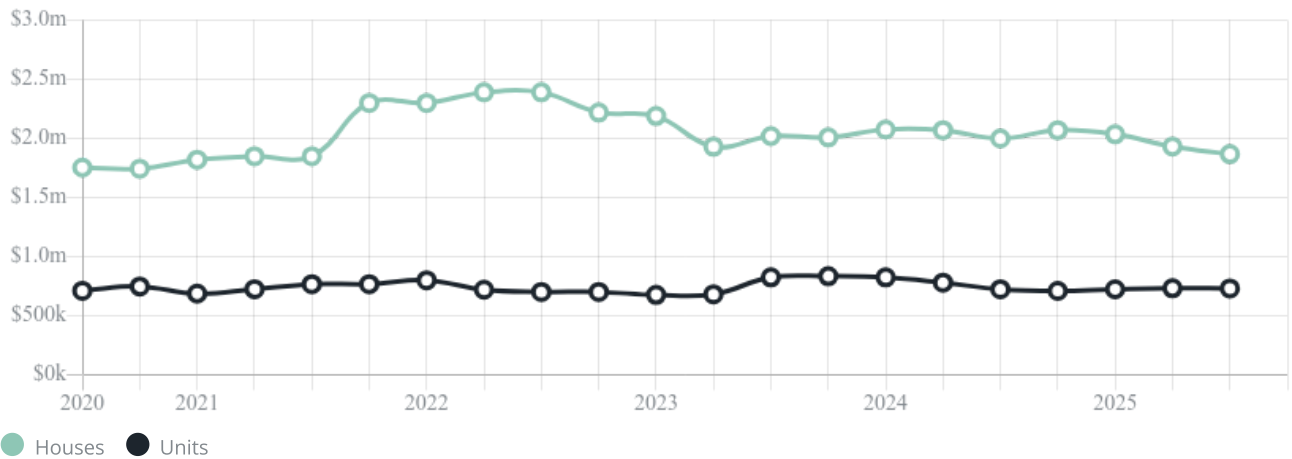
Median

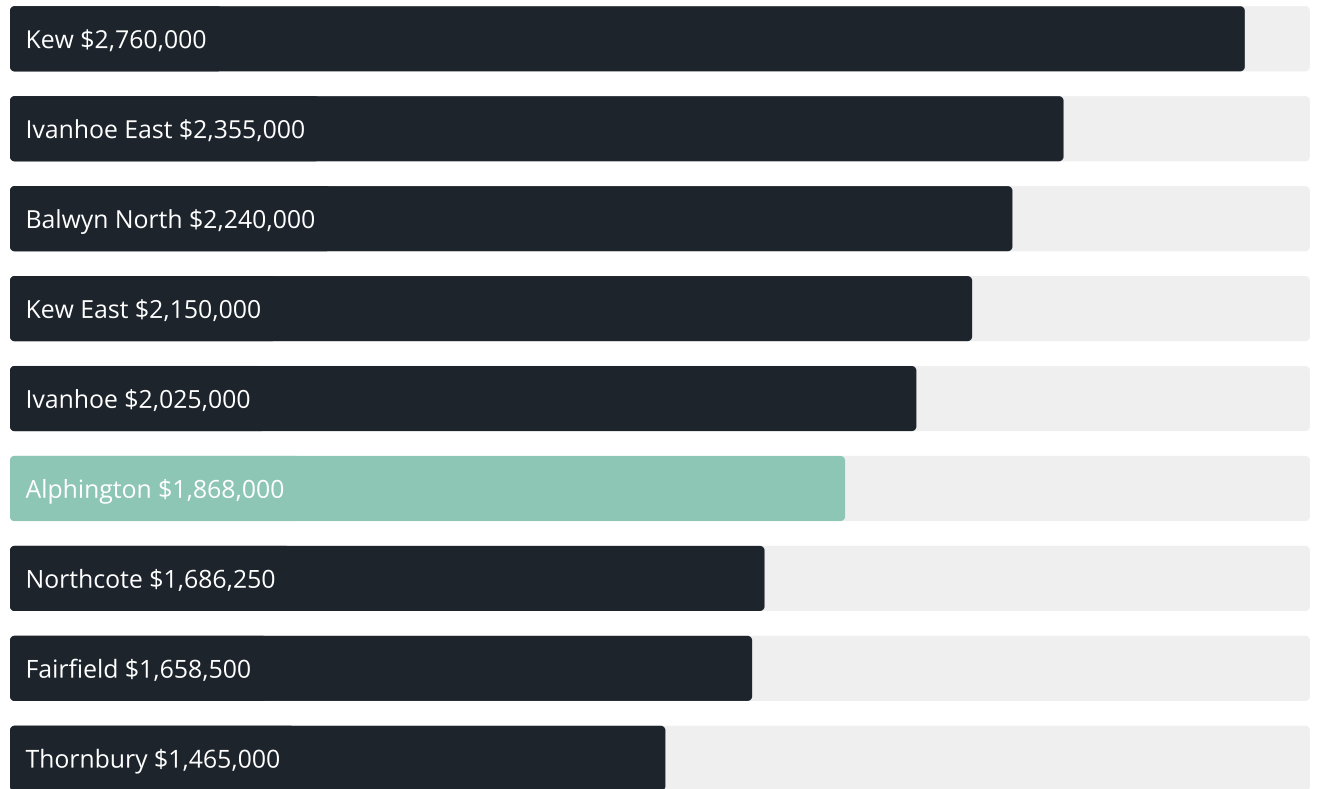
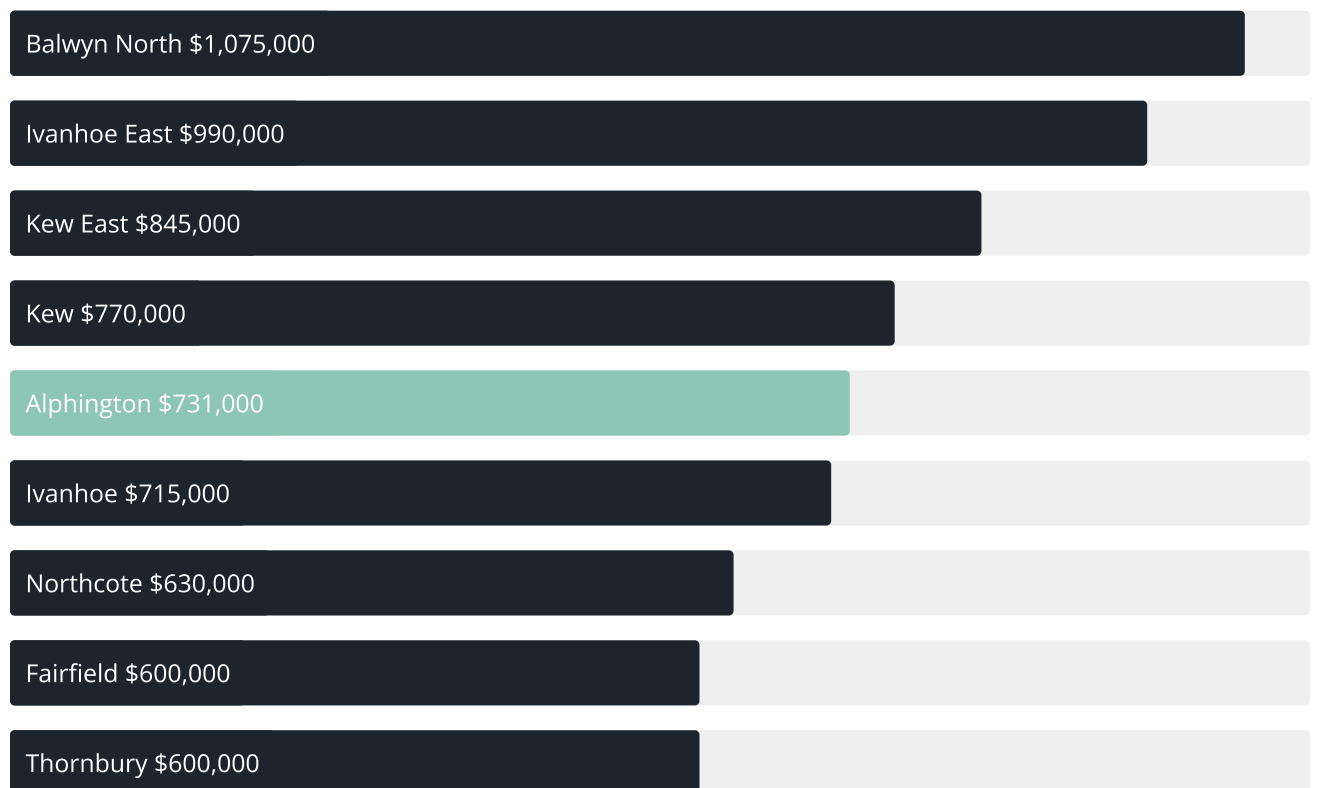
\$731k

Quarterly Price Change

-0.27% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ALPHINGTON SUBURB REPORT

Sale Method^{*}

● Auction 43%
● Private 57%

Auction Clearance Rate^{*}

68.42%

Median Days on Market[^]

27 days

Average Hold Period^{*}

8.7 years

Dwelling Type[^]

● Houses 52% ● Units 48%

Ownership[^]

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

Population[^]

5,702

Median Asking Rent per week^{*}

\$935

Population Growth[^]

12.24%

Rental Yield^{*}

2.48%

Median Age[^]











39 years

Median Household Size[^]





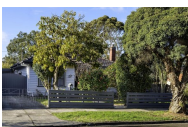





2.4 people

ALPHINGTON SUBURB REPORT








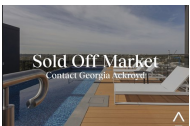


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9 Peck Wlk Alphington	2	Townhouse	\$850,000	10 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
 1/44 Alphington St Alphington	2	Apartment	\$735,000	28 Nov 2025
 4/18 Perry St Alphington	2	Unit	\$681,000	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
 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

ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 12 Smith St Alphington	2	House	\$1,765,000	23 Oct 2025
 502/27 Paper Trl Alphington	2	Strata Unit/Flat	\$1,090,000	16 Oct 2025
 1/9 Roemer Cr Alphington	2	Unit	\$689,000	16 Oct 2025
 108/17 Paper Trl Alphington	2	Strata Unit/Flat	\$840,000	15 Oct 2025
 8/17 Paper Trl Alphington	2	Strata Unit/Flat	\$1,060,000	13 Oct 2025
 27 Como St Alphington	4	House	\$4,440,000	13 Oct 2025

ALPHINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 530 Heidelberg Rd Alphington	3	House	\$1,582,000	11 Oct 2025
 401/37 Paper Trl Alphington	2	Strata Unit/Flat	\$790,000	08 Oct 2025
 2/1a Hamilton St Alphington	2	Townhouse	\$785,500	07 Oct 2025
 202/27 Paper Trl Alphington	2	Strata Unit/Flat	\$865,000	06 Oct 2025
 308/17 Paper Trl Alphington	3	Strata Unit/Flat	\$840,000	03 Oct 2025
 619/626 Heidelberg Rd Alphington	1	Apartment	\$545,700	03 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
 206/7 Paper Trl Alphington	1	Strata Unit/Flat	\$590,000	30 Sep 2025
 208/7 Paper Trl Alphington	2	Strata Unit/Flat	\$840,000	29 Sep 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/01/2026

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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