



Alphington

Suburb Report



Your connection to property insights



JellisCraig

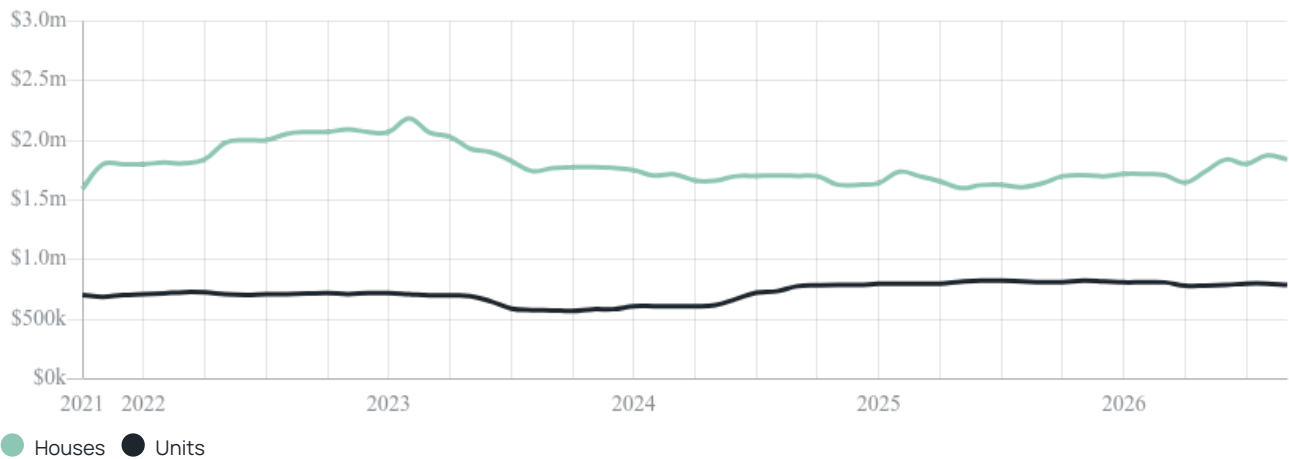
ALPHINGTON SUBURB REPORT

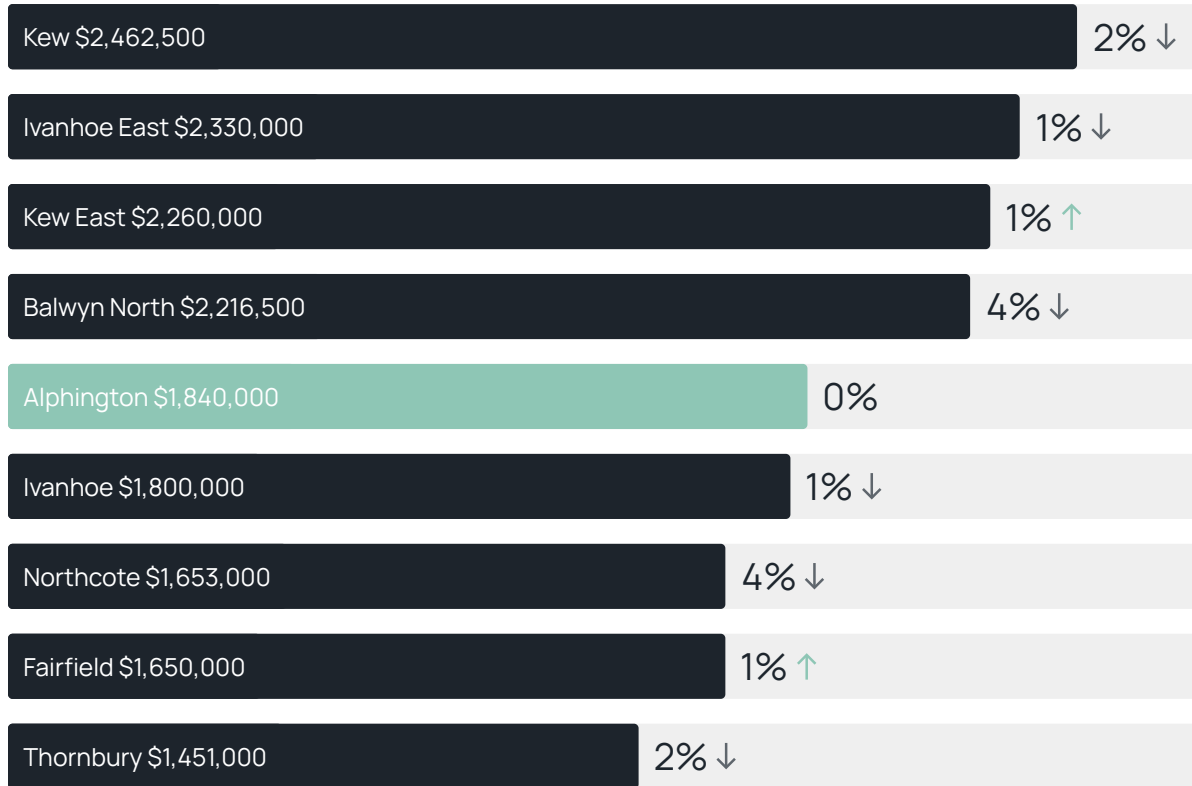
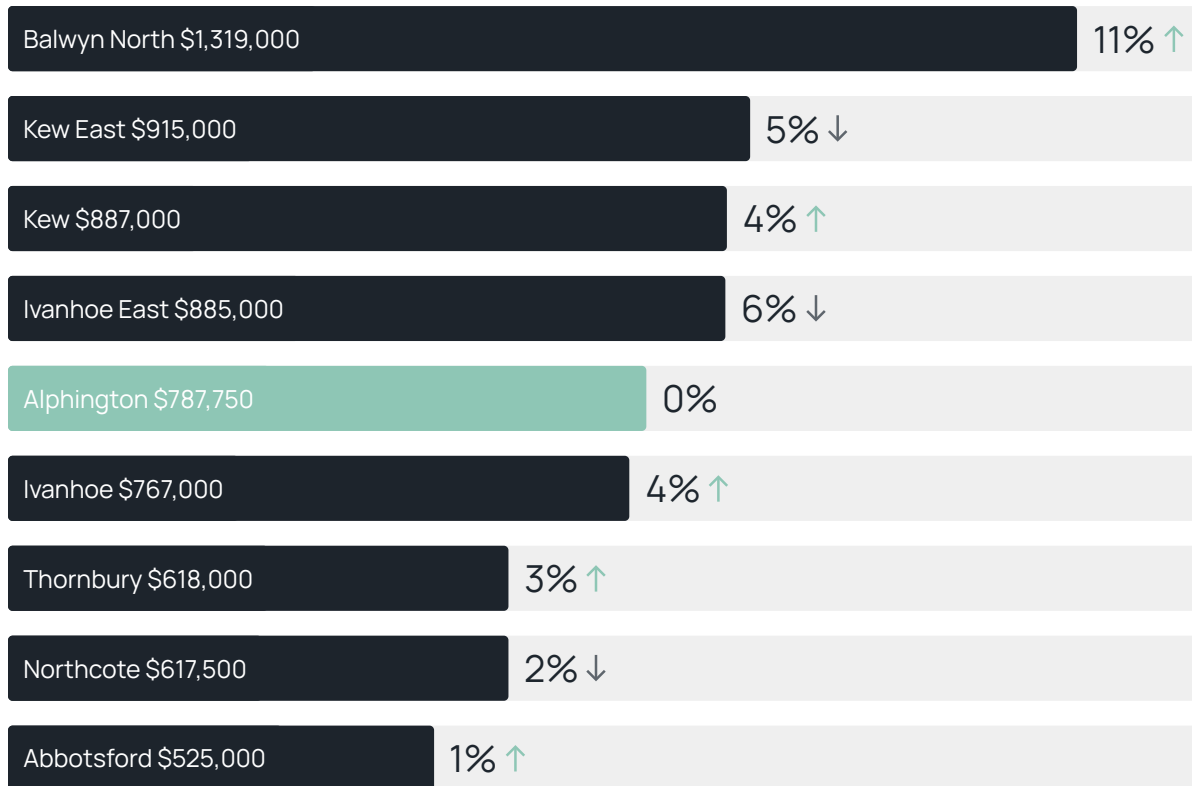
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.84m	-1.87% ↓	\$788k	-1.53% ↓

Alphington monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 20%
● Private 80%

Auction clearance rate⁴

62%

Median days on market⁵

House

Unit

29 days

35 days

Jellis Craig average inspection attendance per listing⁶

29 groups

Average hold period¹

House

Unit

14.2 years

12.7 years

Dwelling type⁷

● Houses 70% ● Units 30%

Ownership⁷

● Owned outright 33% ● Mortgaged 33% ● Rented 34%

Population⁷

5,702

Population growth⁷

12.24%

Median age⁷

39 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$860

\$550

Rental yield⁸

House

Unit

2.84%

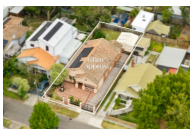
4.38%

Recent Alphington sales⁵

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
 2/36 Austin Street Alphington	3	Townhouse	\$980,000	27 Oct 2026
 48 Shiers Street Alphington	2	House	\$1,915,000	24 Oct 2026
 102/101 Parkview Road Alphington	2	Apartment	\$670,000	21 Oct 2026
 7 Riverview Grove Alphington	3	House	\$1,575,000	20 Oct 2026
 49 Lucerne Crescent Alphington	4	House	\$3,260,000	15 Oct 2026
 3G Separation Street Alphington	4	House	\$1,715,000	10 Oct 2026
 G01/21 Mills Boulevard Alphington	2	Apartment	\$665,000	09 Oct 2026
 26 Smith Street Alphington	4	House	\$2,900,000	09 Oct 2026
 5/12 Grange Road Alphington	2	Apartment	\$755,000	09 Oct 2026
 1/491 Heidelberg Road Alphington	2	House	\$720,000	08 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 62 Fulham Road Alphington	0	Residential_land	\$1,355,000	30 Sep 2026
 611/626 Heidelberg Road Alphington	1	Apartment	\$467,500	25 Sep 2026
 16 Kelvin Road Alphington	4	House	\$2,500,000	24 Sep 2026
 54 Fulham Road Alphington	6	House	\$2,300,000	24 Sep 2026
 2/4 St Bernards Street Alphington	1	Unit	\$381,000	21 Sep 2026
 4 Naroon Road Alphington	4	House	\$1,950,000	21 Sep 2026
 26 Ross Street Alphington	4	House	\$4,200,000	21 Sep 2026
 219/626 Heidelberg Road Alphington	2	Apartment	\$814,000	15 Sep 2026
 25 Kelvin Road Alphington	3	House	Undisclosed	12 Sep 2026
 3/64 Grange Road Alphington	2	Townhouse	\$940,000	02 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 2/23 Grange Road Alphington	2	Townhouse	Undisclosed	30 Aug 2026
 2/35 Coate Avenue Alphington	2	Townhouse	Undisclosed	30 Aug 2026
 201/21 Rex Avenue Alphington	2	Apartment	\$810,000	29 Aug 2026
 509 Heidelberg Road Alphington	3	House	\$1,100,000	27 Aug 2026
 7/60 Yarralea Street Alphington	1	Apartment	\$396,200	27 Aug 2026
 5/45 Broomfield Avenue Alphington	1	Apartment	\$375,000	19 Aug 2026
 204/17 Rex Avenue Alphington	1	Apartment	\$465,000	19 Aug 2026
 5/96 Grange Road Alphington	2	Townhouse	\$766,300	11 Aug 2026
 43 Keith Street Alphington	3	House	\$1,960,000	08 Aug 2026
 1/23 Coate Avenue Alphington	2	Unit	\$826,000	08 Aug 2026



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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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