



Edithvale

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

EDITHVALE SUBURB REPORT

Median house price¹

Median

\$1.40m

Quarterly price change

4.26% 

Median unit price¹

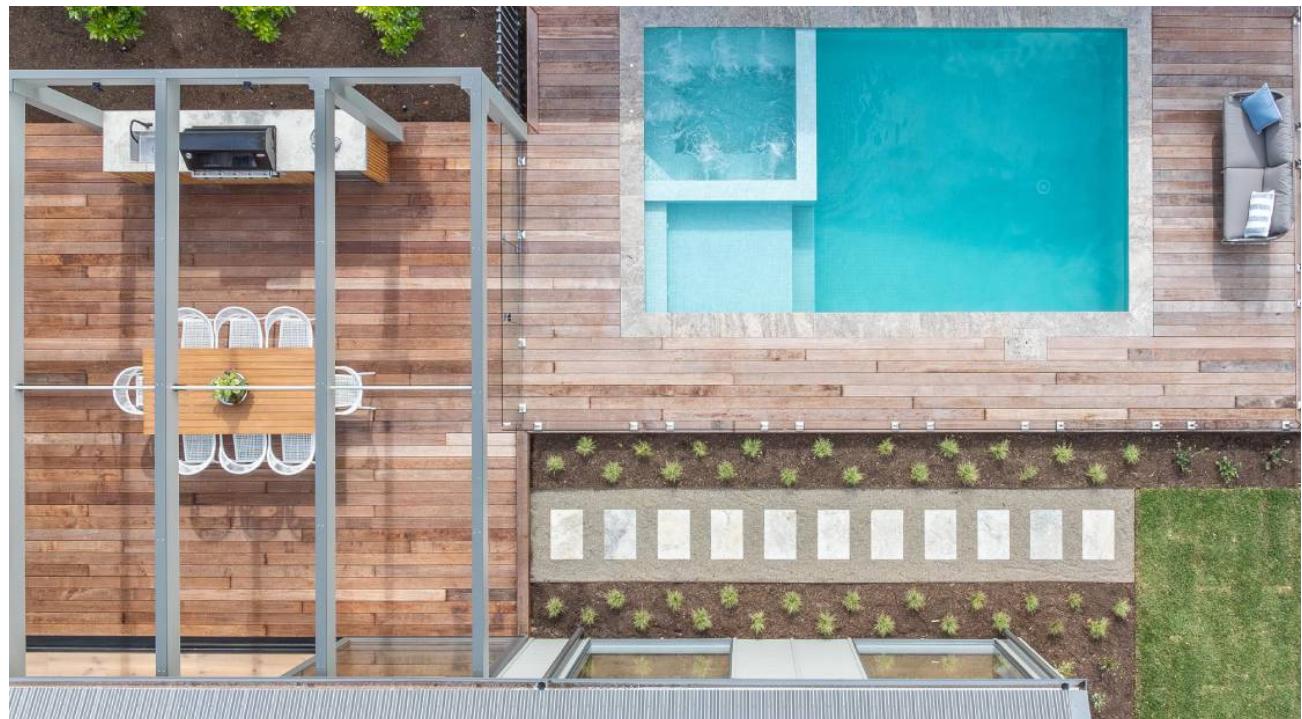
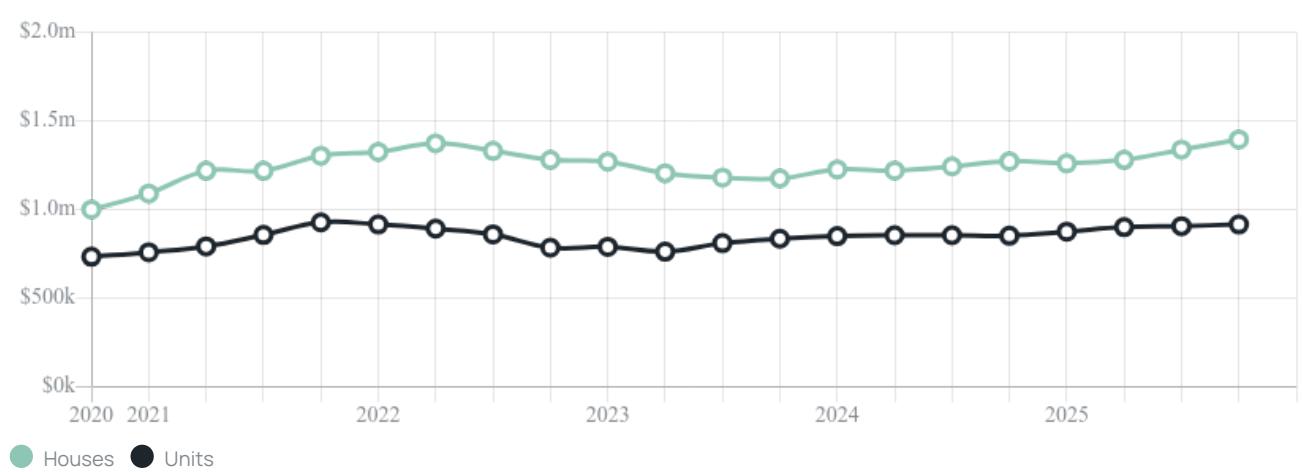
Median

\$916k

Quarterly price change

1.07% 

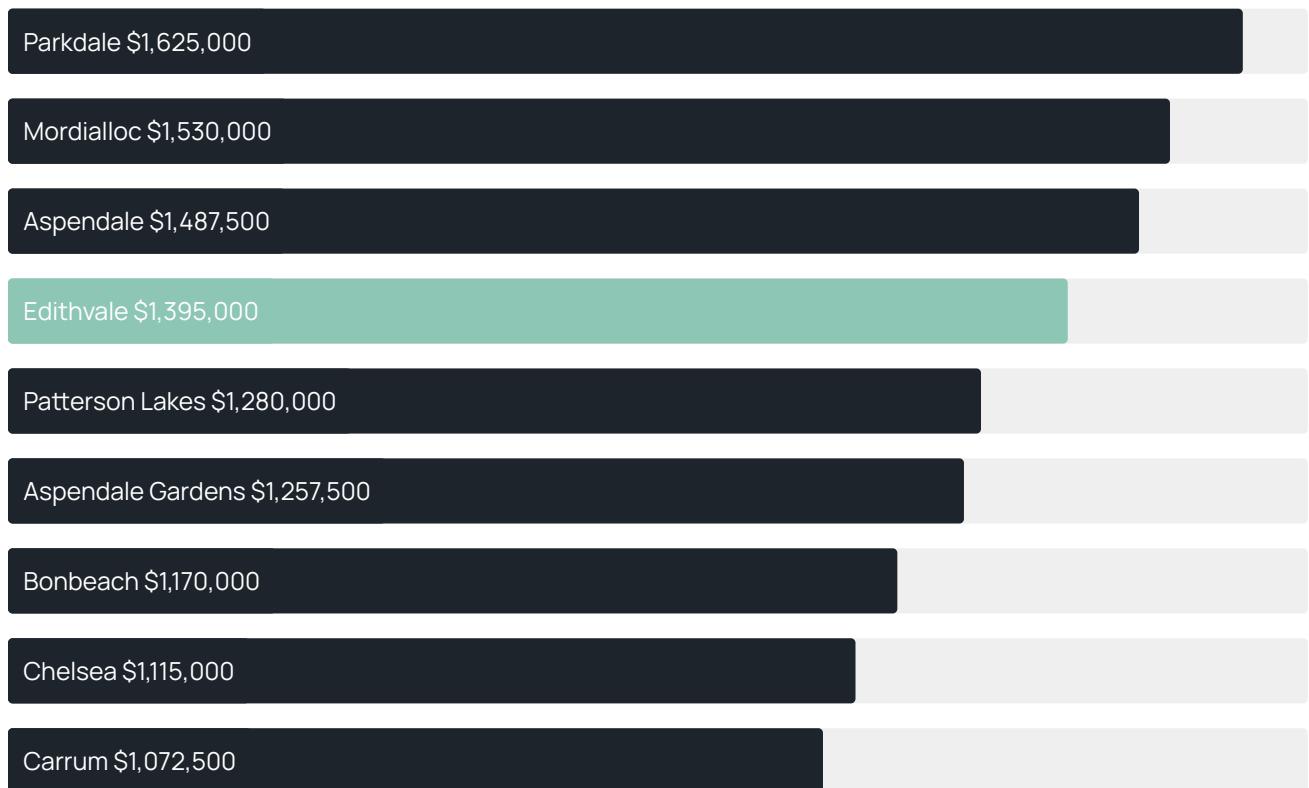
Quarterly price change¹



Surrounding Suburbs

EDITHVALE SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

EDITHVALE SUBURB REPORT

Sale method²



● Auction 48%
● Private 52%

Auction clearance rate³

71.43%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

4.6 years

Insights

Dwelling type⁵



● Houses 51% ● Units 49%

Ownership⁵



● Owned outright 34% ● Mortgaged 43% ● Rented 23%

Population⁵

6,276

Median age⁵

40 years

Median asking rent¹

\$690 per week

Rental yield¹

2.71%

Median household size⁵

2.4 people

EDITHVALE SUBURB REPORT

Recent Edithvale 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

Address	Bedrooms	Type	Price	Sold
 61 Elsie Gr Edithvale	3	House	\$1,593,000	31 Jan 2026
 16a Munro Av Edithvale	4	House	\$1,135,000	30 Dec 2025
 6 Darter La Edithvale	2	House	\$850,000	22 Dec 2025
 3/66 Northcliffe Rd Edithvale	3	Flat/Unit/Apartment	\$1,200,000	18 Dec 2025
 37/61 Hughes Av Edithvale	2	Unit	\$700,000	16 Dec 2025
 1/6 Clydebank Rd Edithvale	3	Townhouse	\$910,000	13 Dec 2025
 7/209 Station St Edithvale	2	Townhouse	\$760,000	11 Dec 2025
 34 Fraser Av Edithvale	3	House	\$1,215,000	11 Dec 2025
 2/89 Elsie Gr Edithvale	2	Unit	\$847,500	06 Dec 2025
 1/78 Edithvale Rd Edithvale	3	House	\$768,000	05 Dec 2025

Sold Properties

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Somme Pde Edithvale	3	Townhouse	\$1,265,000	05 Dec 2025
 1/4 Keith Av Edithvale	3	Townhouse	\$1,285,000	29 Nov 2025
 3/42 CLYDEBANK Rd Edithvale	3	Flat/Unit/Apartment	\$1,140,000	29 Nov 2025
 33 Ivan Av Edithvale	4	House	\$1,395,000	29 Nov 2025
 1A Clydebank Rd Edithvale	2	Townhouse	\$842,500	27 Nov 2025
	3	Flat/Unit/Apartment	\$878,000	25 Nov 2025
 8/195 Station St Edithvale	1	Apartment	\$350,000	24 Nov 2025
 17b Bridges Av Edithvale	4	Townhouse	\$1,630,000	24 Nov 2025
 3/235 Station St Edithvale	3	Townhouse	\$830,000	22 Nov 2025
 44 Clydebank Rd Edithvale	3	House	\$1,607,000	21 Nov 2025

Sold Properties

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 49 Hughes Av Edithvale	4	House	\$1,605,000	18 Nov 2025
 11/216 Station St Edithvale	2	Unit	\$702,002	08 Nov 2025
 G08/8 Clydebank Rd Edithvale	2	Apartment	\$595,000	08 Nov 2025
 1/33 Munro Av Edithvale	3	Unit	\$1,100,000	08 Nov 2025
 6/209 Station St Edithvale	2	Townhouse	\$710,000	01 Nov 2025
 17A Bayside Av Edithvale	4	Townhouse	\$1,530,000	31 Oct 2025
 210/195 Station St Edithvale	2	Flat/Unit/Apartment	\$520,000	31 Oct 2025
 78 Keith Av Edithvale	3	House	\$1,480,000	29 Oct 2025
 2/2 Wallum Rd EDITHVALE	3	Townhouse	\$2,775,000	29 Oct 2025
 204/8 Clydebank Rd Edithvale	1	Unit	\$471,000	28 Oct 2025



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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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