



Edithvale

Suburb Report



Your connection to property insights



JellisCraig

EDITHVALE SUBURB REPORT

Median house price¹

Median

\$1.39m

Quarterly price change

1.71% ↑

Median unit price¹

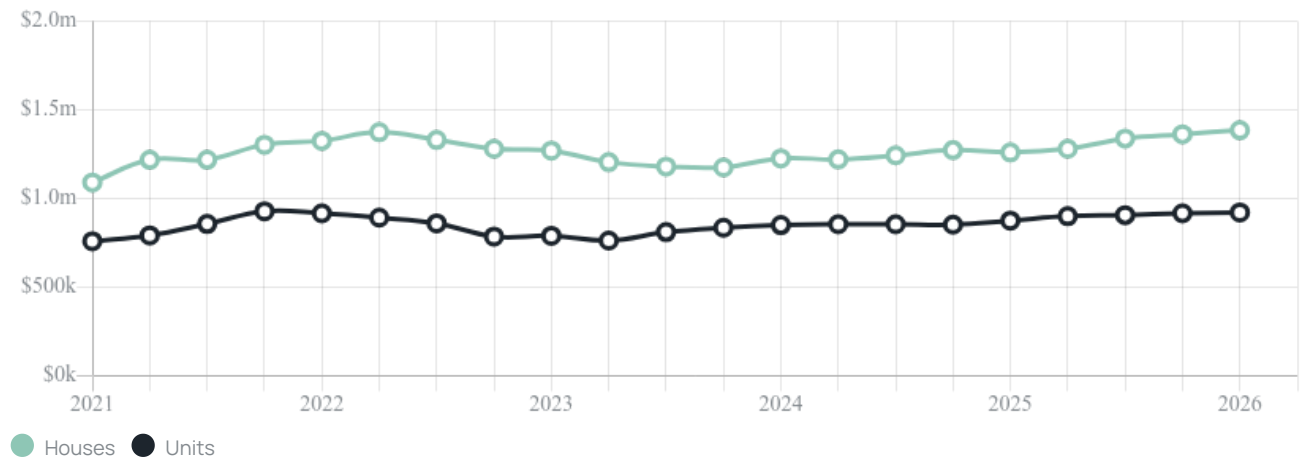
Median

\$921k

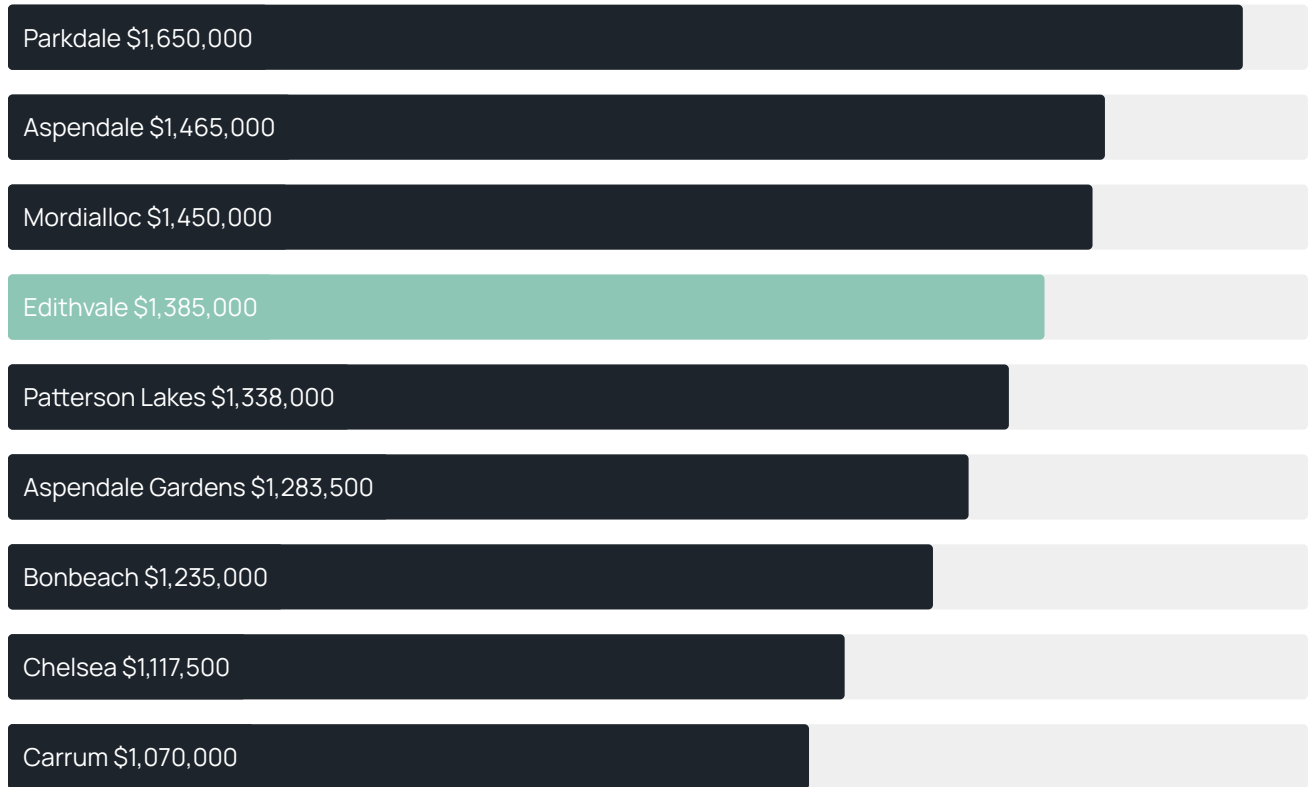
Quarterly price change

0.54% ↑

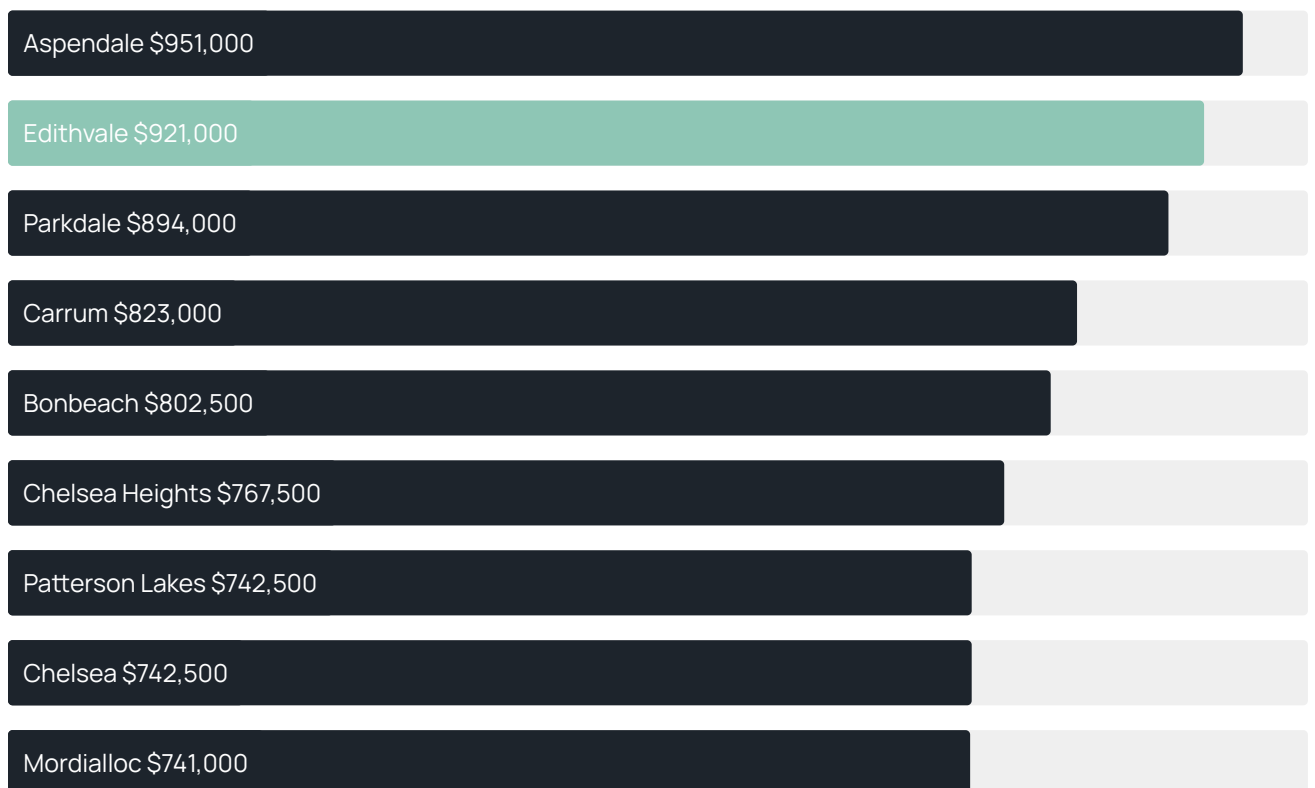
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 38%
● Private 62%

Auction clearance rate³

80%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

4.6 years

Dwelling type⁵



● Houses 51% ● Units 49%

Ownership⁵



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

Population⁵

6,276

Median asking rent¹

\$740 per week

Median age⁵

40 years

Rental yield¹

2.71%










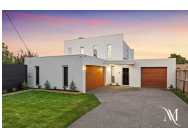
Median household size⁵

2.4 people






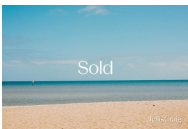




EDITHVALE SUBURB REPORT

Recent Edithvale sales






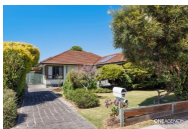




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 G01/8 Clydebank Rd Edithvale	2	Apartment	\$750,000	22 Jun 2026
 1/48 Field Av Edithvale	3	Unit	\$1,072,500	17 Jun 2026
 50 Northcliffe Rd Edithvale	3	House	\$1,310,000	13 Jun 2026
 8 Ivan Av Edithvale	4	House	\$1,420,000	06 Jun 2026
 1/34 Langrigg Av Edithvale	3	House	\$1,140,000	05 Jun 2026
 85a Keith Av Edithvale	3	Townhouse	\$1,387,000	04 Jun 2026
 5/14 Clydebank Rd Edithvale	2	Townhouse	\$668,000	04 Jun 2026
 32b Berry Av Edithvale	3	Townhouse	\$1,361,000	30 May 2026
 4b Hazel Av Edithvale	4	Townhouse	\$1,617,000	14 May 2026
 69 Hughes Av Edithvale	4	House	\$1,682,500	09 May 2026

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 43 Lochiel Av Edithvale	3	House	\$1,850,000	02 May 2026
 1/10 Vincent St Edithvale	3	Strata Unit/Flat	\$928,000	01 May 2026
 2/252 Station St Edithvale	2	Unit	\$630,000	30 Apr 2026
 3 Bridges Av Edithvale	4	House	\$1,257,500	29 Apr 2026
 2/127 Kinross Av Edithvale	2	Unit	\$825,000	27 Apr 2026
 32 Randall Av EDITHVALE	3	House	\$1,170,000	21 Apr 2026
 2/2 Bridges Av Edithvale	2	Villa	\$871,000	18 Apr 2026
 12 Famechon Rd Edithvale	5	House	\$1,250,000	16 Apr 2026
 1 Dudley Gr Edithvale	4	House	\$1,950,000	15 Apr 2026
 1/216 Station St Edithvale	2	Flat/Unit/Apartment	\$665,000	14 Apr 2026

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/111 Kinross Av Edithvale	4	Townhouse	\$950,000	10 Apr 2026
 77a Elsie Gr Edithvale	4	Townhouse	\$1,670,000	04 Apr 2026
 8a Carrington St Edithvale	2	Unit	\$1,022,000	28 Mar 2026
 1/42 Northcliffe Rd Edithvale	3	House	\$991,000	28 Mar 2026
 15a Rae Av Edithvale	4	Townhouse	\$1,440,000	28 Mar 2026
 30 Mary Av Edithvale	3	House	\$1,136,000	24 Mar 2026
 17 Berry Av Edithvale	4	House	\$1,398,000	21 Mar 2026
 21a Joffre Av Edithvale	3	Unit	\$922,000	18 Mar 2026
 40 French Av Edithvale	3	House	\$1,330,000	15 Mar 2026
 2/76 Northcliffe Rd Edithvale	3	House	\$1,110,000	14 Mar 2026



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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 01/07/2026

- 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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