



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

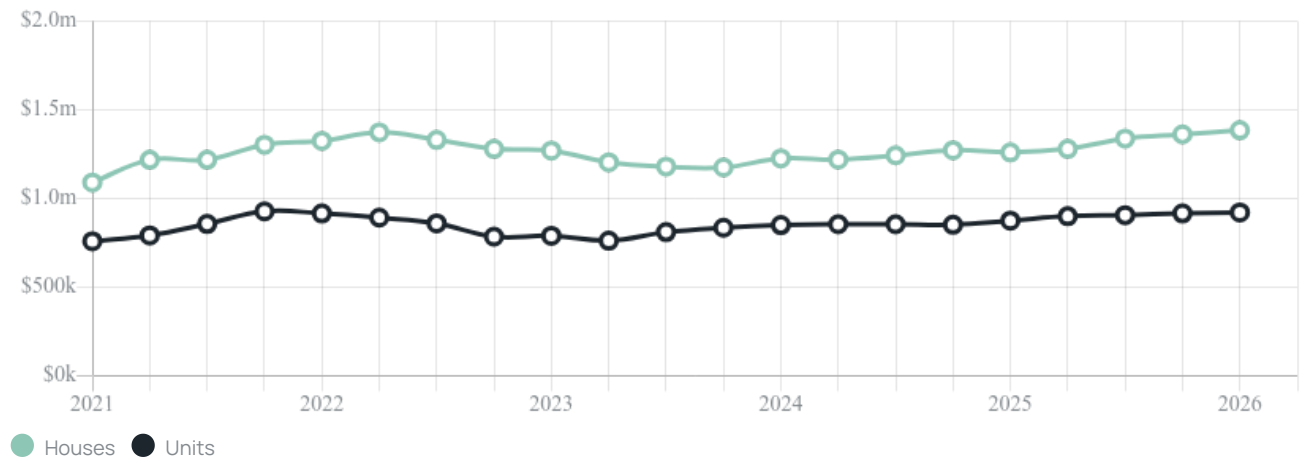
Median

\$921k

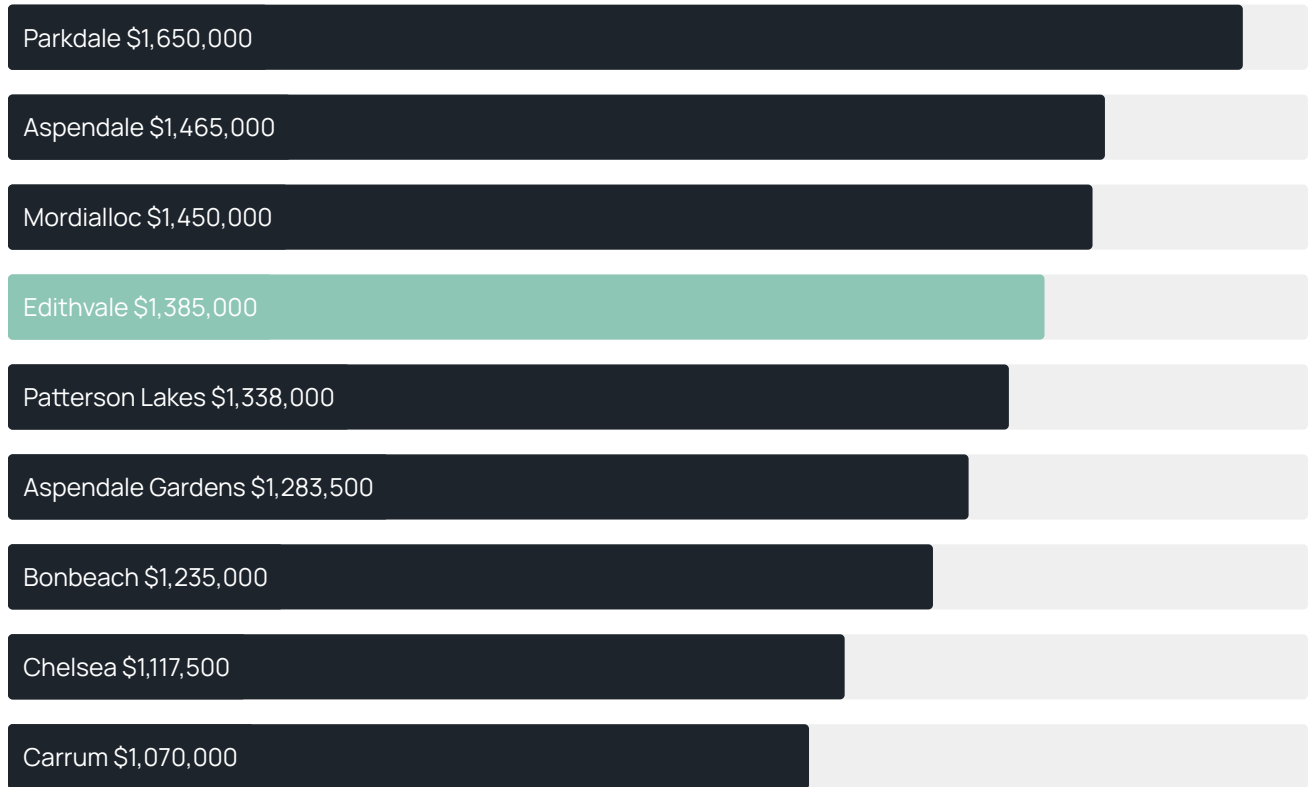
Quarterly price change

0.54% ↑

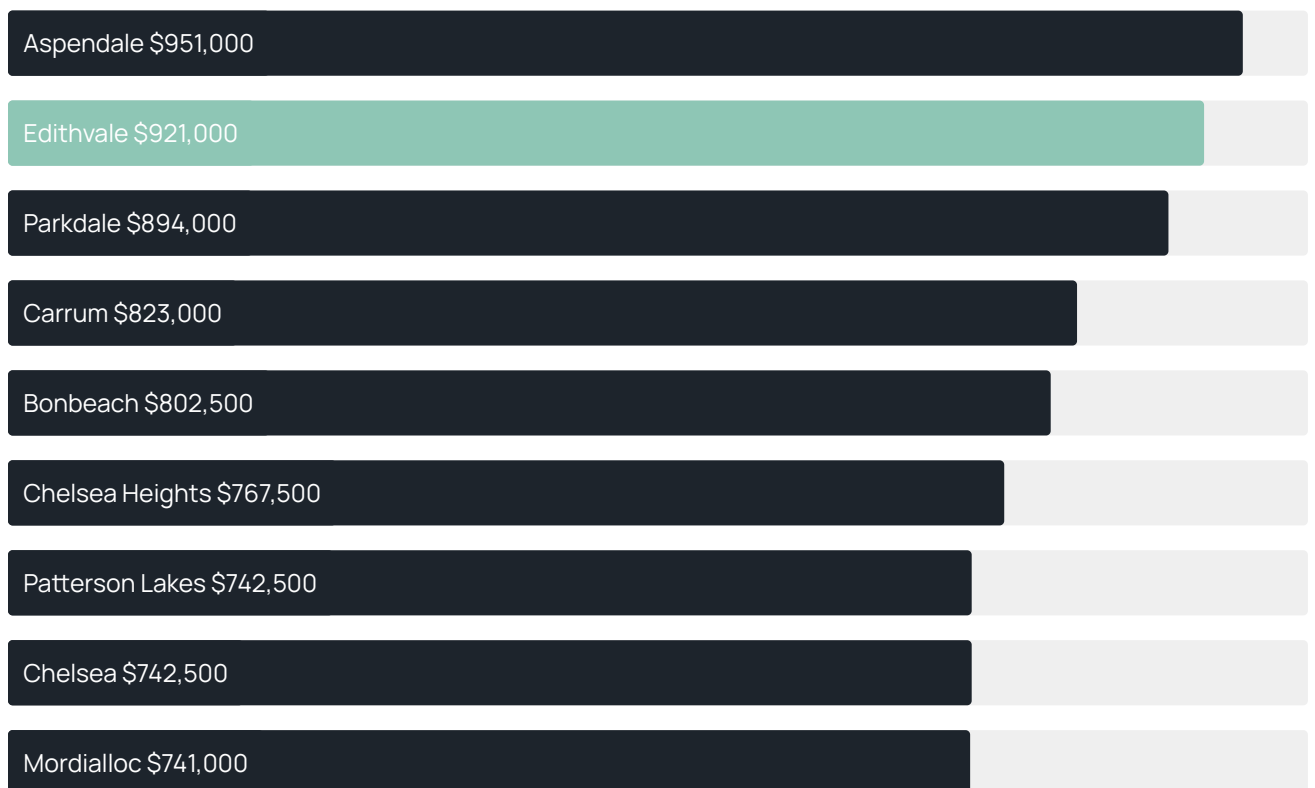
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 41%
● Private 59%

Auction clearance rate³

84.62%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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%







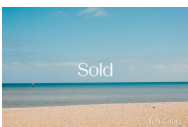



Median household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 43 Lochiel Av Edithvale	3	House	\$1,850,000	02 May 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

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/216 Station St Edithvale	2	Flat/Unit/Apartment	\$665,000	14 Apr 2026
 1/111 Kinross Av Edithvale	4	Townhouse	\$950,000	10 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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Address	Bedrooms	Type	Price	Sold
 4/237 Station St Edithvale	2	Townhouse	\$677,000	14 Mar 2026
 2/83 Keith Av Edithvale	3	Townhouse	\$1,155,000	12 Mar 2026
 105 Ella Gr Edithvale	4	House	\$1,435,000	12 Mar 2026
 82a Rae Av Edithvale	4	House	\$650,000	04 Mar 2026
 6/195 Station St Edithvale	2	Apartment	\$495,000	28 Feb 2026
 85b Keith Av Edithvale	3	House	\$1,385,000	28 Feb 2026
 34b Vincent St Edithvale	4	Townhouse	\$1,600,000	28 Feb 2026
 3/13 Northcliffe Rd Edithvale	3	Townhouse	\$925,000	28 Feb 2026
 3/64 Northcliffe Rd Edithvale	3	Unit	\$920,000	27 Feb 2026
 6/294 Nepean Hwy EDITHVALE	3	Flat/Unit/Apartment	\$1,120,000	24 Feb 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 01/06/2026

- 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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