



Edithvale

# Suburb Report



Your connection to property insights



**JellisCraig**

EDITHVALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.40m

Quarterly price change

4.26% ↑

Median unit price<sup>1</sup>

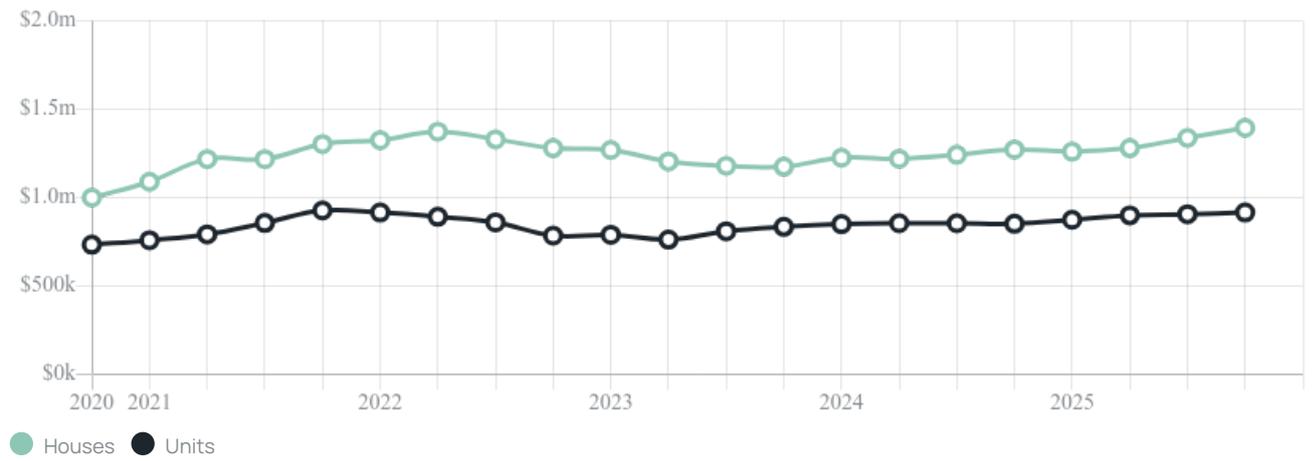
Median

\$916k

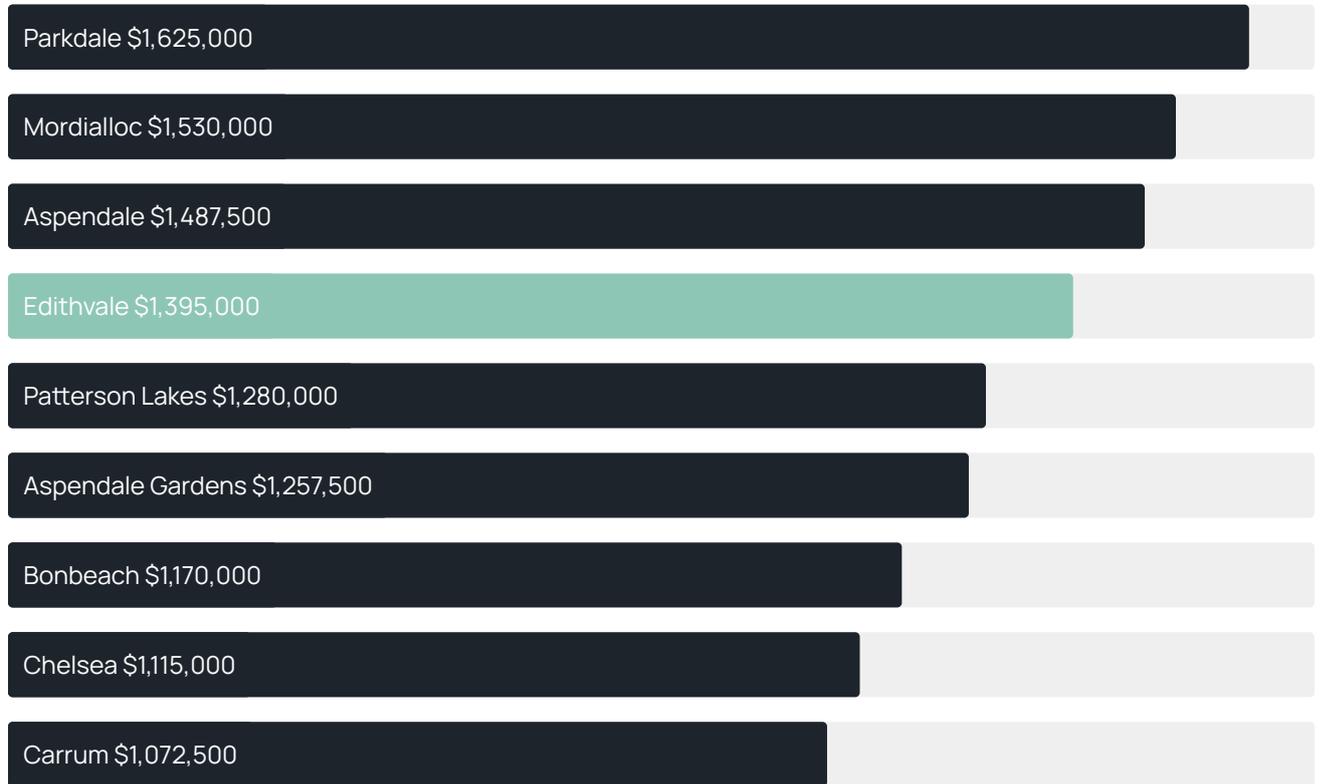
Quarterly price change

1.07% ↑

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 59%  
● Private 41%

Auction clearance rate<sup>3</sup>

58.82%

Median days on market<sup>3</sup>

32 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

32 groups

Average hold period<sup>1</sup>

4.6 years

Dwelling type<sup>5</sup>



● Houses 51% ● Units 49%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

6,276

Median asking rent<sup>1</sup>

\$690 per week

Median age<sup>5</sup>

40 years

Rental yield<sup>1</sup>

2.71%

Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 85b Keith Av Edithvale	3	House	\$1,385,000	28 Feb 2026
 34b Vincent St Edithvale	4	Townhouse	\$1,600,000	28 Feb 2026
 3/64 Northcliffe Rd Edithvale	3	Unit	\$920,000	27 Feb 2026
 18 Joffre Av Edithvale	4	House	\$1,780,000	21 Feb 2026
 51 Edithvale Rd Edithvale	3	House	\$1,250,000	14 Feb 2026
 263 Station St Edithvale	3	House	\$1,360,000	14 Feb 2026
 25/61 Hughes Av Edithvale	3	Unit	\$772,000	12 Feb 2026
 45 Tudor Ct Edithvale	2	Townhouse	\$744,000	06 Feb 2026
 61 Elsie Gr Edithvale	3	House	\$1,593,000	31 Jan 2026
 13/131 Kinross Av Edithvale	3	Townhouse	\$930,000	29 Jan 2026

## EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 207/195 Station St Edithvale	2	Apartment	\$550,000	14 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

## 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
 1/27 Vincent St Edithvale	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
 14 French Av Edithvale	4	House	\$1,466,500	22 Nov 2025



**Jellis Craig Mentone**  
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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.

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Data is current as of PDF generation date 01/03/2026

- 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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