



Edithvale

# Suburb Report



Your connection to property insights



**JellisCraig**

EDITHVALE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.39m

Quarterly price change

1.71% ↑

Median unit price<sup>1</sup>

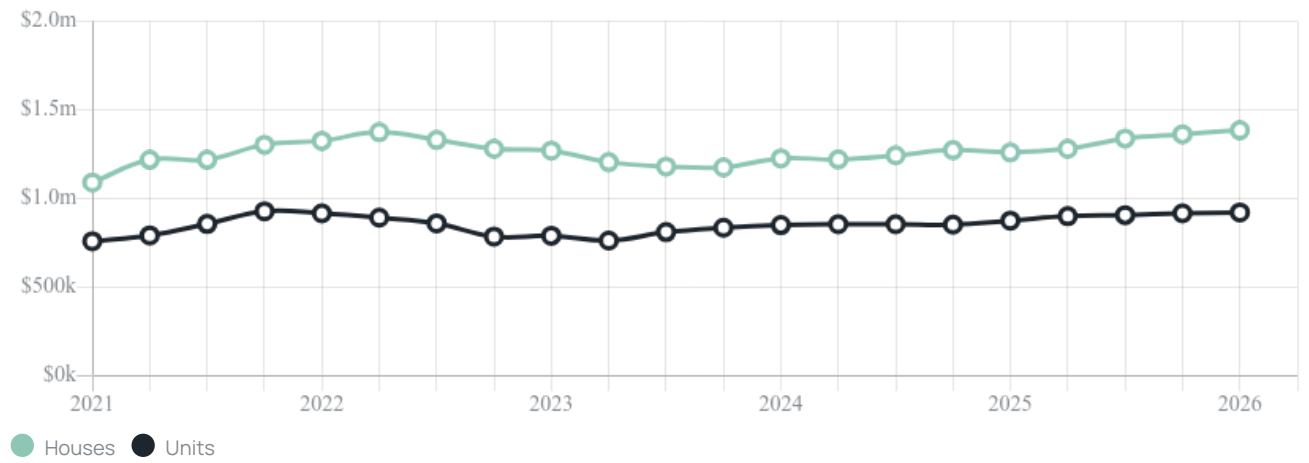
Median

\$921k

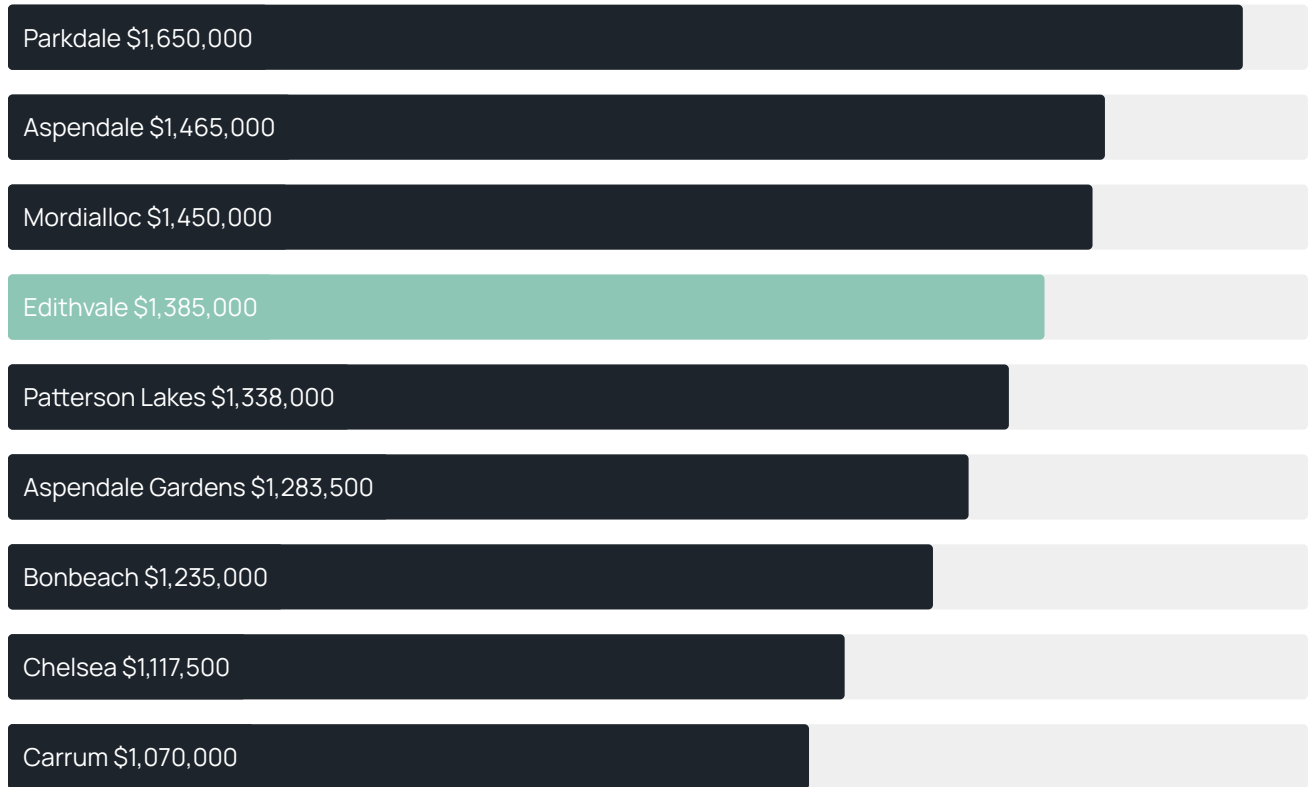
Quarterly price change

0.54% ↑

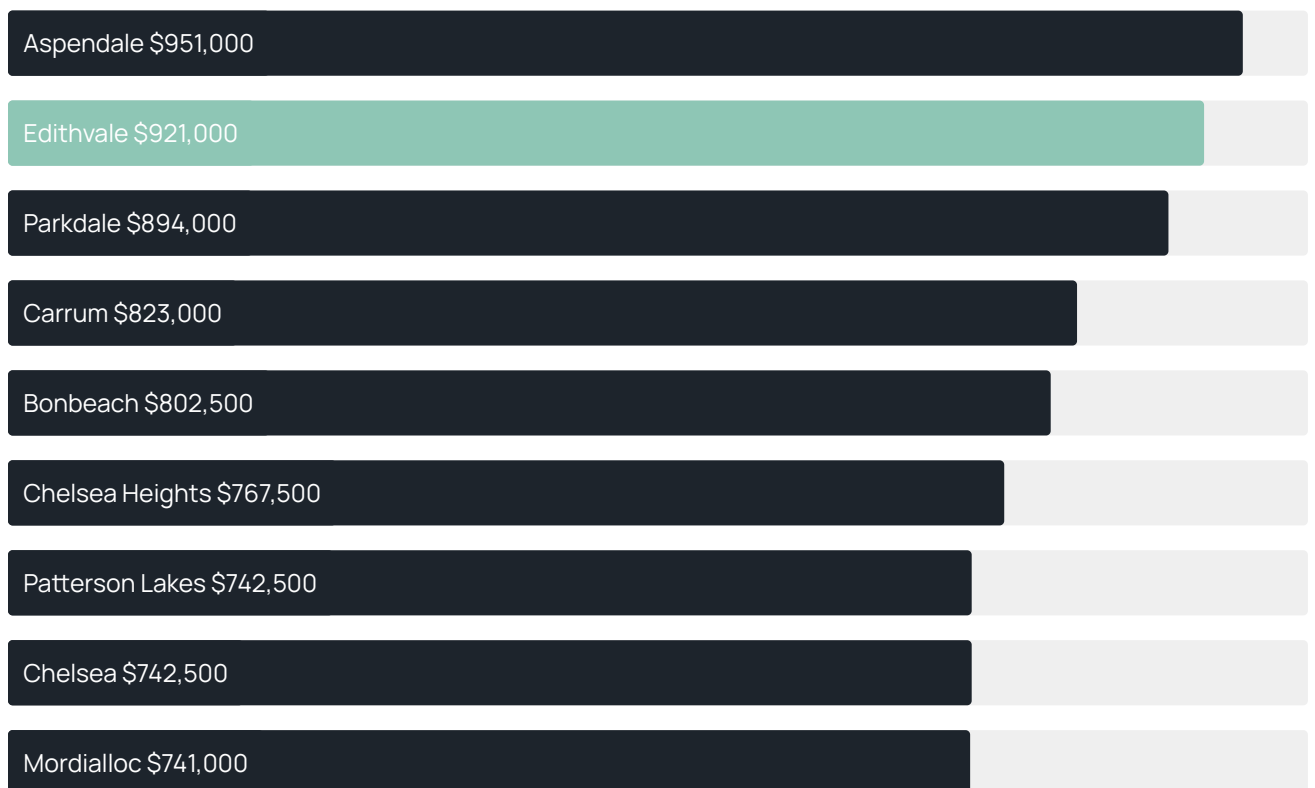
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 47%  
● Private 53%

Auction clearance rate<sup>3</sup>

80%

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>

\$740 per week

Median age<sup>5</sup>

40 years

Rental yield<sup>1</sup>

2.71%



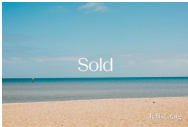







Median household size<sup>5</sup>

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 [jellisCraig.com.au/suburb-reports](https://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3 Bridges Av Edithvale	4	House	\$1,257,500	29 Apr 2026
 28b French Av Edithvale	4	Townhouse	\$1,530,000	23 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
 1/111 Kinross Av Edithvale	4	Townhouse	\$950,000	10 Apr 2026
 1/42 Northcliffe Rd Edithvale	3	House	\$991,000	28 Mar 2026
 8a Carrington St Edithvale	2	Unit	\$1,022,000	28 Mar 2026
 15a Rae Av Edithvale	4	Townhouse	\$1,440,000	28 Mar 2026

## EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Mary Av Edithvale	3	House	\$1,136,000	24 Mar 2026
 17 Berry Av Edithvale	4	House	\$1,398,000	21 Mar 2026
 40 French Av Edithvale	3	House	\$1,330,000	15 Mar 2026
 4/237 Station St Edithvale	2	Townhouse	\$677,000	14 Mar 2026
 2/76 Northcliffe Rd Edithvale	3	House	\$1,110,000	14 Mar 2026
 2/83 Keith Av Edithvale	3	Townhouse	\$1,155,000	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
 34b Vincent St Edithvale	4	Townhouse	\$1,600,000	28 Feb 2026
 85b Keith Av Edithvale	3	House	\$1,385,000	28 Feb 2026

## EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 13/195 Station St Edithvale	2	Apartment	\$495,000	24 Feb 2026
 2/10 Vincent St Edithvale	2	House	\$740,000	23 Feb 2026
 18 Joffre Av Edithvale	4	House	\$1,780,000	21 Feb 2026
 263 Station St Edithvale	3	House	\$1,360,000	14 Feb 2026
 51 Edithvale Rd Edithvale	3	House	\$1,250,000	14 Feb 2026
 25/61 Hughes Av Edithvale	3	Unit	\$772,000	12 Feb 2026
 77b Elsie Gr Edithvale	4	Townhouse	\$1,630,000	12 Feb 2026
 76 Field Av Edithvale	3	House	\$1,500,000	11 Feb 2026



**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 01/05/2026

- 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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