Edithvale

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.31m

Monthly median price change[2]

-1.58% ↓

Median unit price

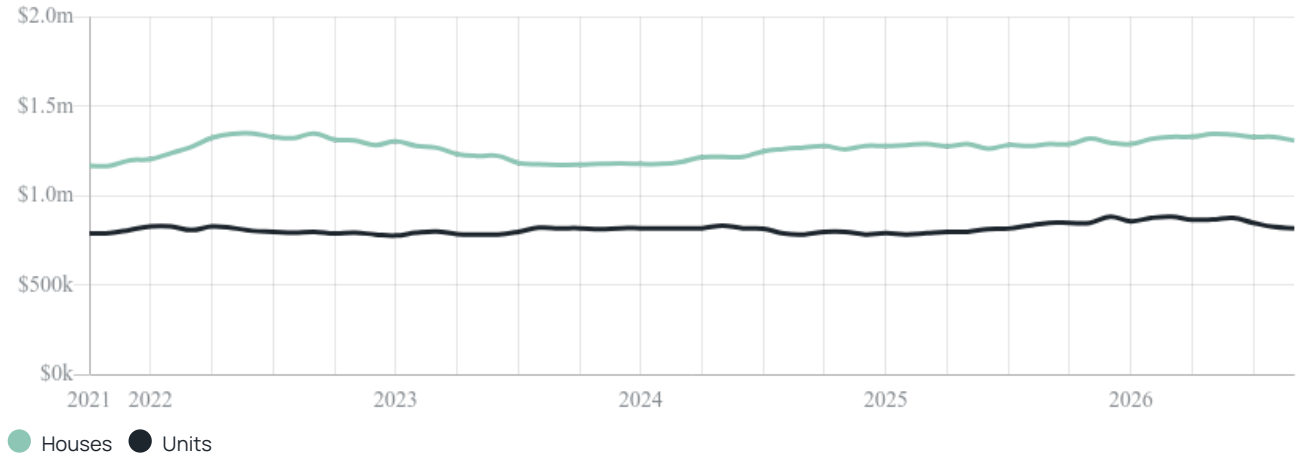
Median[1]

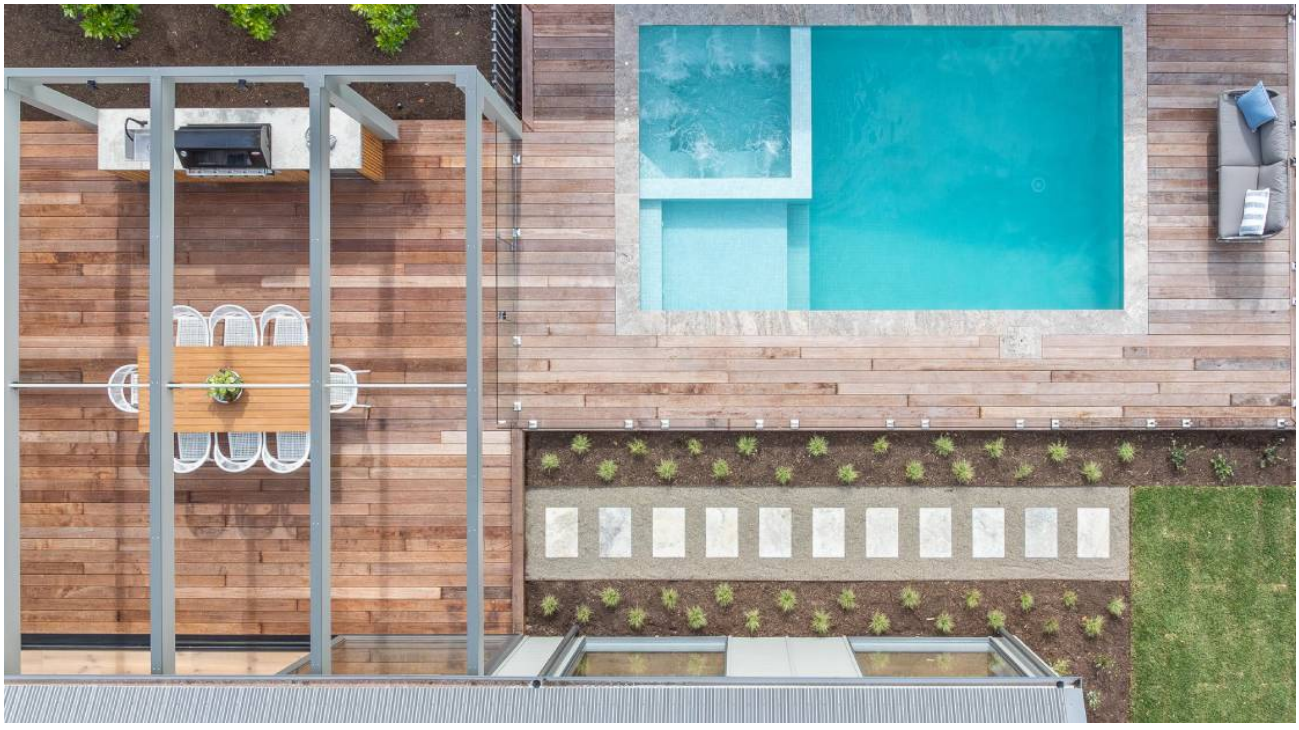
$820k

Monthly median price change[2]

-0.91% ↓

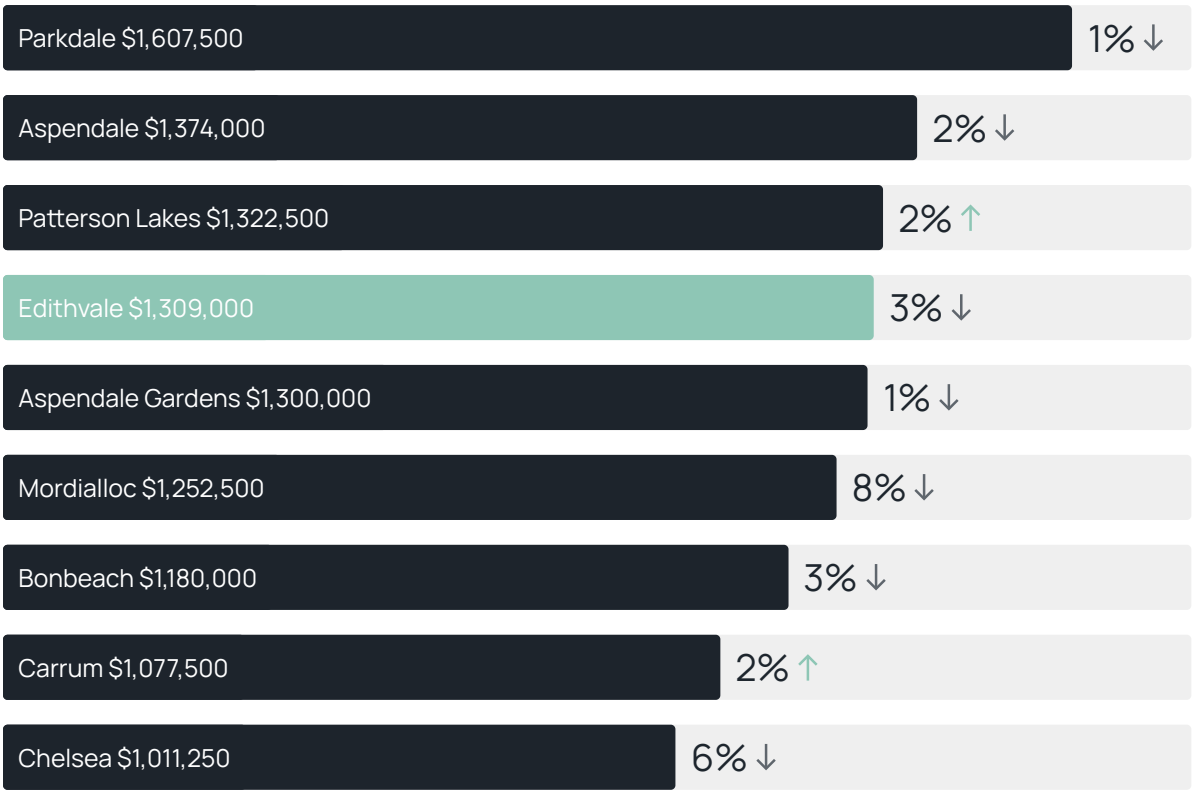
Edithvale monthly median property prices[3]



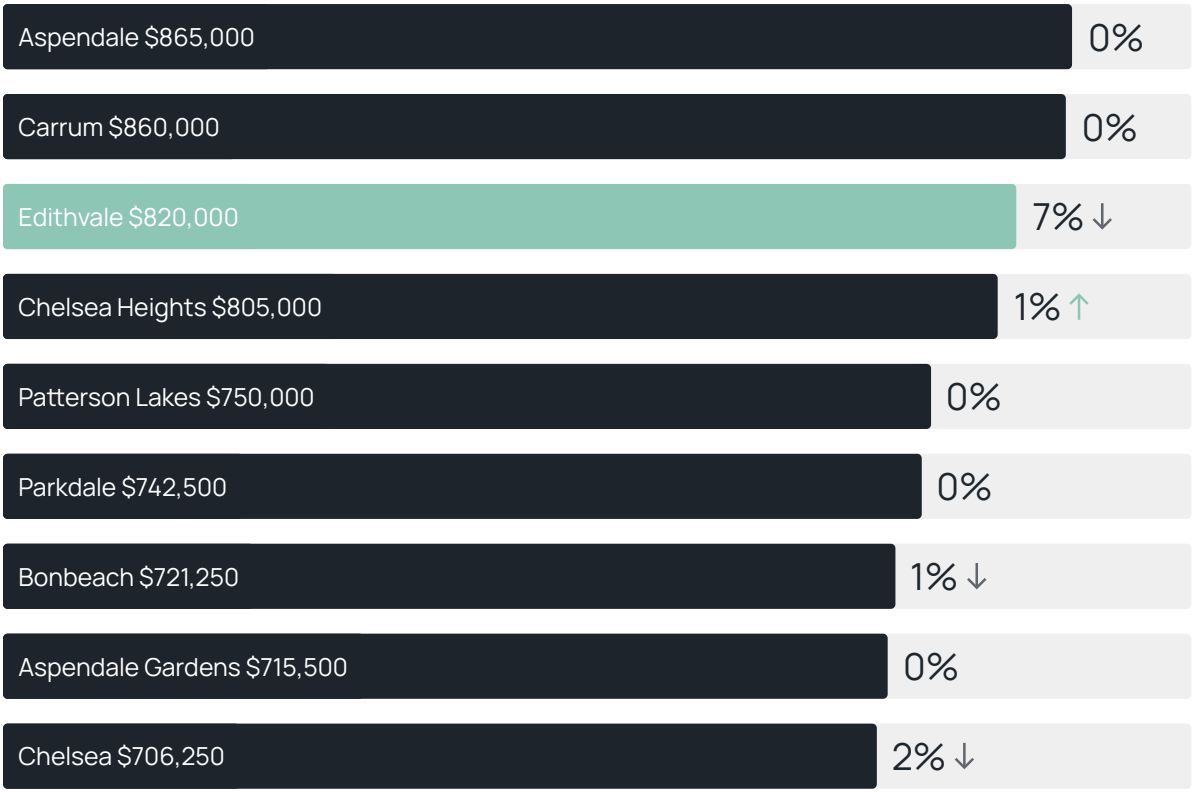


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

48%

Median days on market[5]

House	Unit
27 days	29 days

Jellis Craig average inspection attendance per listing[6]

43 groups

Average hold period[1]

House	Unit
14.9 years	9.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,276

Median age[7]

40 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$795	$623

Rental yield[8]

House	Unit
3.4%	4.17%

Sold Properties

Recent Edithvale sales[5]

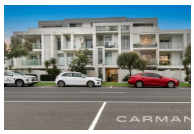
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address	Bedrooms	Type	Price	Sold
 2/55 Rae Avenue Edithvale	2	House	$665,000	20 Oct 2026
 1/25 Hughes Avenue Edithvale	2	House	$865,000	20 Oct 2026
 5/27 Vincent Street Edithvale	3	Townhouse	$770,000	17 Oct 2026
 17/61 Hughes Avenue Edithvale	3	Unit	$760,000	14 Oct 2026
 36 Joffre Avenue Edithvale	4	House	$1,340,000	10 Oct 2026
 56 Hughes Avenue Edithvale	4	House	Undisclosed	05 Oct 2026
 9 Rae Avenue Edithvale	3	House	$1,325,000	05 Oct 2026
 29B Bayside Avenue Edithvale	4	House	$1,435,000	02 Oct 2026
 208/195 Station Street Edithvale	2	Apartment	$530,000	02 Oct 2026
 14 Rae Avenue Edithvale	3	House	$1,365,000	30 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	62 Bayside Avenue Edithvale	4	House	$1,135,000	30 Sep 2026
	1/30 French Avenue Edithvale	3	Townhouse	$848,000	23 Sep 2026
	5/209 Station Street Edithvale	2	Townhouse	$713,000	22 Sep 2026
	89A Rae Avenue Edithvale	3	Townhouse	$1,340,000	21 Sep 2026
	57 Lochiel Avenue Edithvale	5	House	$1,945,000	19 Sep 2026
	2/27 Ivan Avenue Edithvale	2	House	$850,000	18 Sep 2026
	1/49 Northcliffe Road Edithvale	3	House	Undisclosed	15 Sep 2026
	2/282 Nepean Highway Edithvale	2	Townhouse	$722,000	10 Sep 2026
	25B Field Avenue Edithvale	3	Townhouse	$1,255,000	10 Sep 2026
	2/86 Lochiel Avenue Edithvale	3	Townhouse	$1,020,000	08 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	202/195 Station Street Edithvale	2	Apartment	$520,000	08 Sep 2026
	2A Bridges Avenue Edithvale	3	Unit	$1,035,000	05 Sep 2026
	10/131-139 Kinross Avenue Edithvale	2	Unit	$800,000	31 Aug 2026
	4/27 Vincent Street Edithvale	2	Unit	$710,000	30 Aug 2026
	45/61 Hughes Avenue Edithvale	2	House	Undisclosed	29 Aug 2026
	128 Ella Grove Edithvale	4	House	$1,060,000	29 Aug 2026
	107/1 Turakina Avenue Edithvale	2	Unit	$785,000	26 Aug 2026
	107/8-10 Clydebank Road Edithvale	3	Apartment	$675,000	20 Aug 2026
	27A Mary Avenue Edithvale	4	Townhouse	Undisclosed	20 Aug 2026
	26 Tudor Court Edithvale	3	Unit	$922,000	19 Aug 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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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