



Edithvale

Suburb Report



Your connection to property insights



JellisCraig

EDITHVALE SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$1.34m

Quarterly price change

1.14% ↑

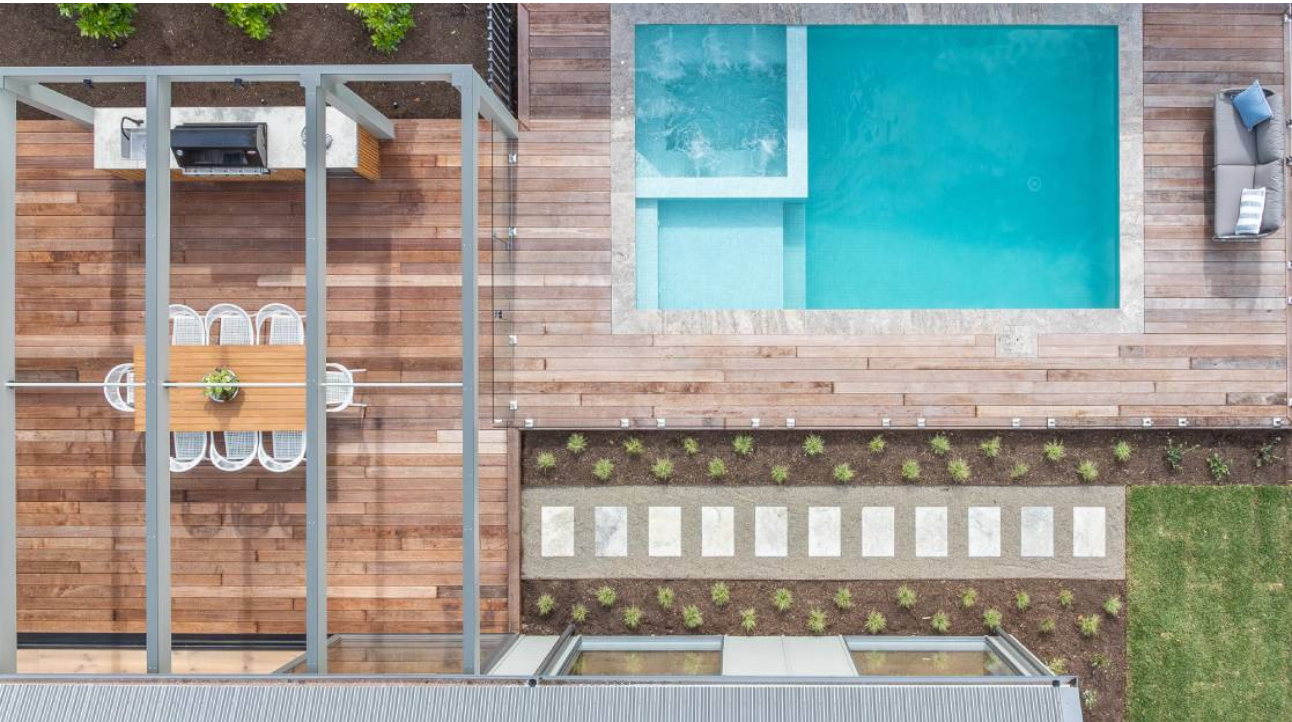
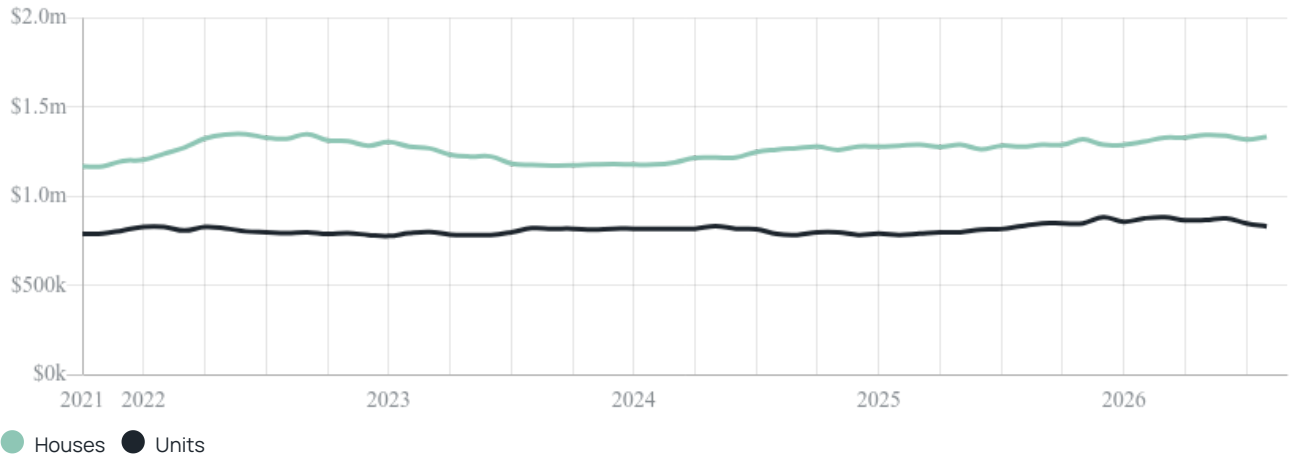
Median

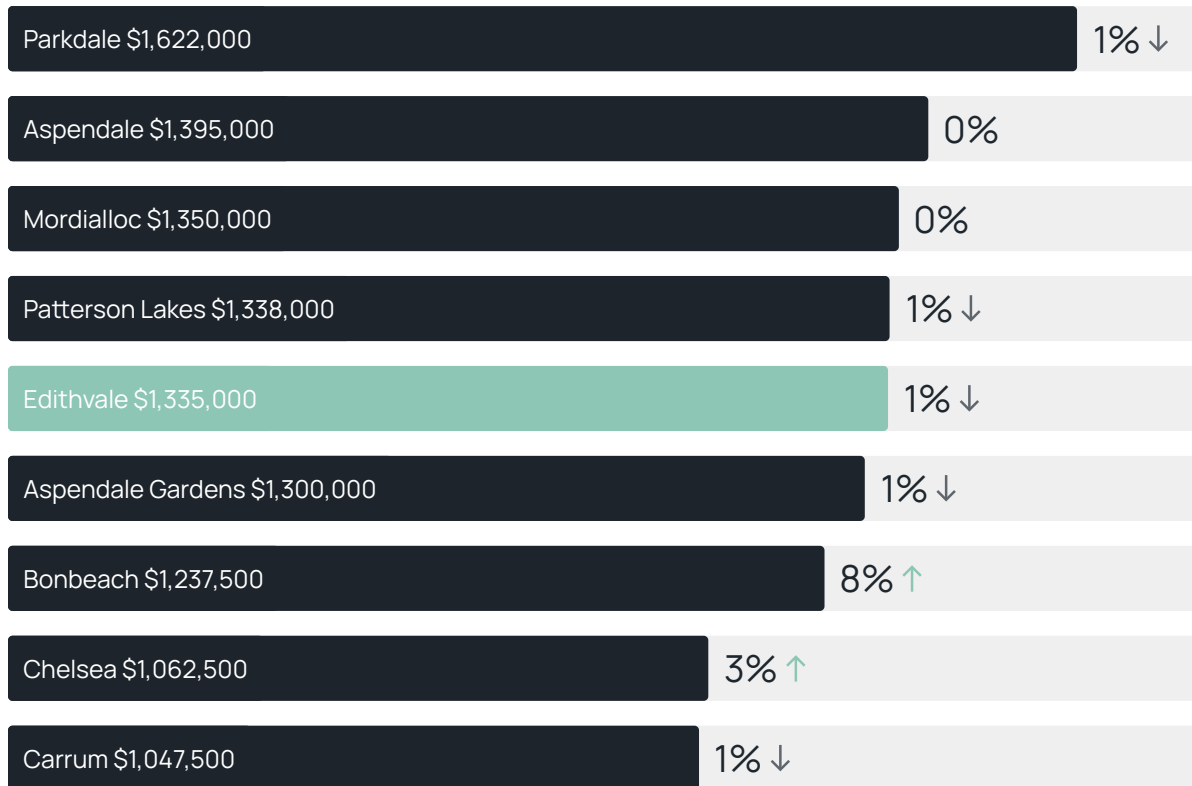
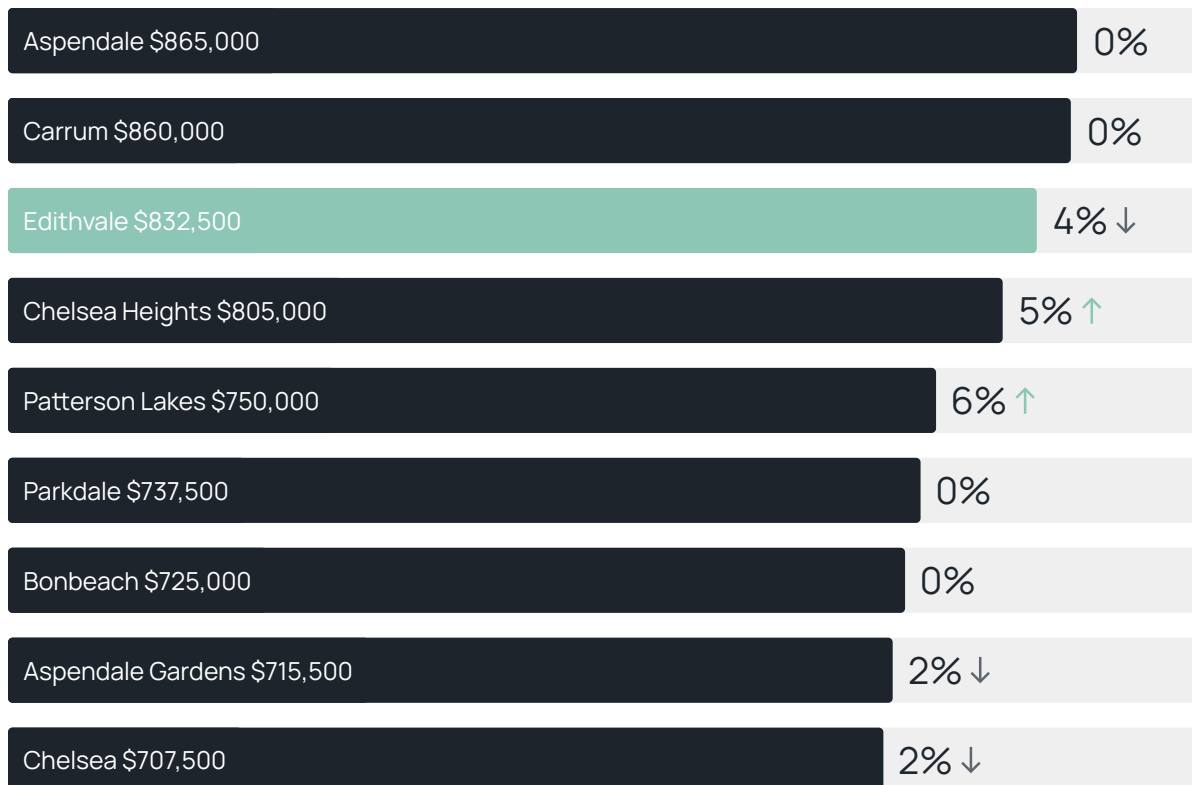
\$833k

Quarterly price change

-2.06% ↓

Edithvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

57.14%

Median days on market³

House

Unit

27 days

28 days

Jellis Craig average inspection attendance per listing⁴

48 groups

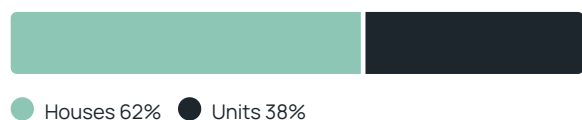
Average hold period¹

House

Unit

14.4 years

9.4 years

Dwelling type⁵Population⁵

6,276

Ownership⁵Median asking rent per week¹

Unit

\$790

\$620

Median age⁵

40 years

Rental yield¹

House

Unit

3.26%

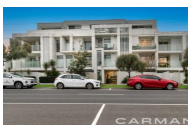
4.13%

Median household size⁵

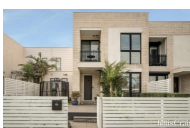
2.4 people

Recent Edithvale sales²

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
 1/30 French Avenue Edithvale	3	Townhouse	\$848,000	23 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
 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
 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

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 2/20 Clydebank Road Edithvale	2	Townhouse	\$790,500	19 Aug 2026
 2/33 Bayside Avenue Edithvale	2	Unit	\$800,000	15 Aug 2026
 19/111 Kinross Avenue Edithvale	3	Townhouse	\$920,000	15 Aug 2026

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/71 Berry Avenue Edithvale	3	Townhouse	Undisclosed	08 Aug 2026
 2 Tudor Court Edithvale	2	Unit	\$645,000	07 Aug 2026
 1/6 Field Avenue Edithvale	3	House	\$1,146,000	06 Aug 2026
 1/65 Keith Avenue Edithvale	2	Unit	\$660,000	05 Aug 2026
 2/4 Lilliput Lane Edithvale	2	Townhouse	\$2,400,000	31 Jul 2026
 3/1A Somme Parade Edithvale	2	Unit	Undisclosed	27 Jul 2026
 87 Kinross Avenue Edithvale	3	House	Undisclosed	27 Jul 2026
 22 Ivan Avenue Edithvale	3	House	\$1,195,000	25 Jul 2026
 14A Somme Parade Edithvale	4	Townhouse	\$2,530,000	20 Jul 2026
 4/290-292 Nepean Highway Edithvale	3	Unit	\$805,000	18 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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