



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% ↑

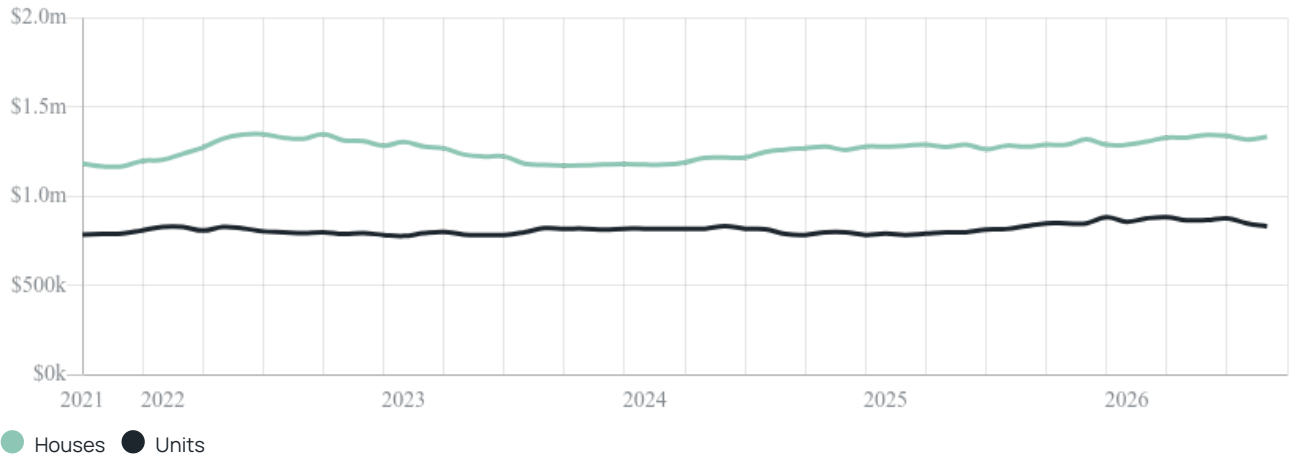
Median

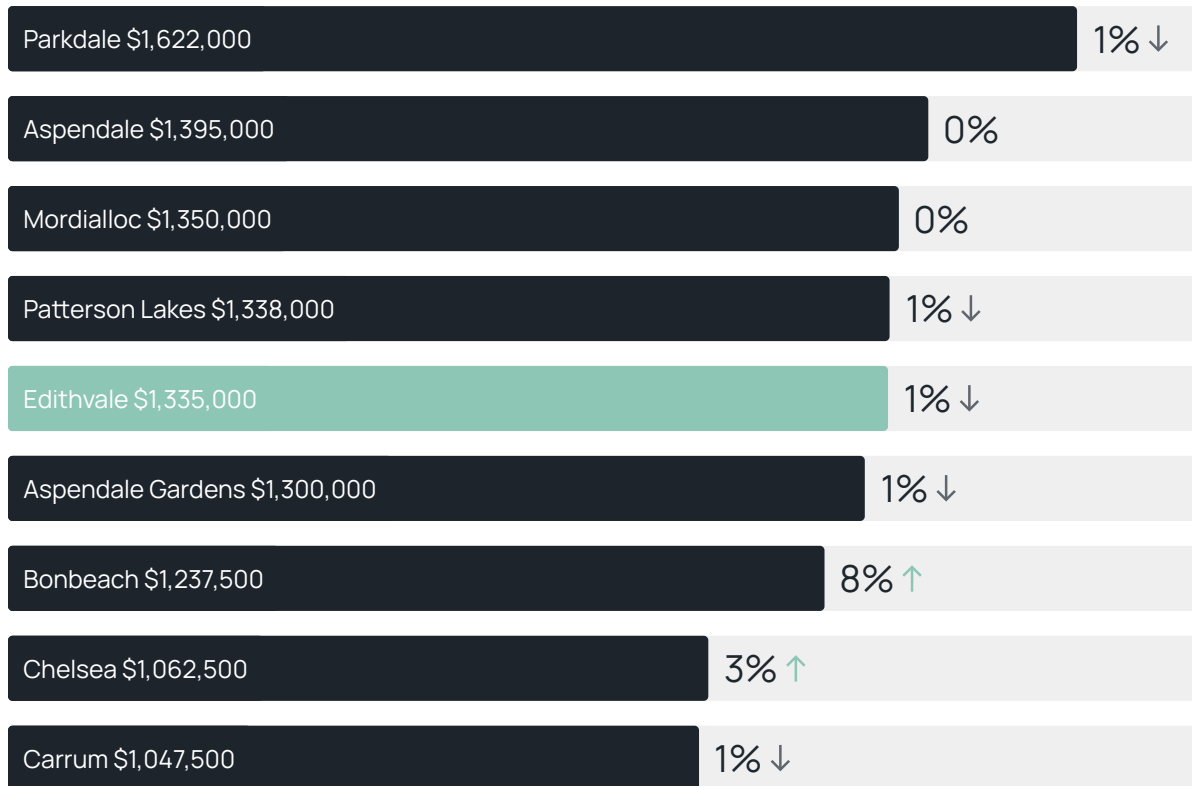
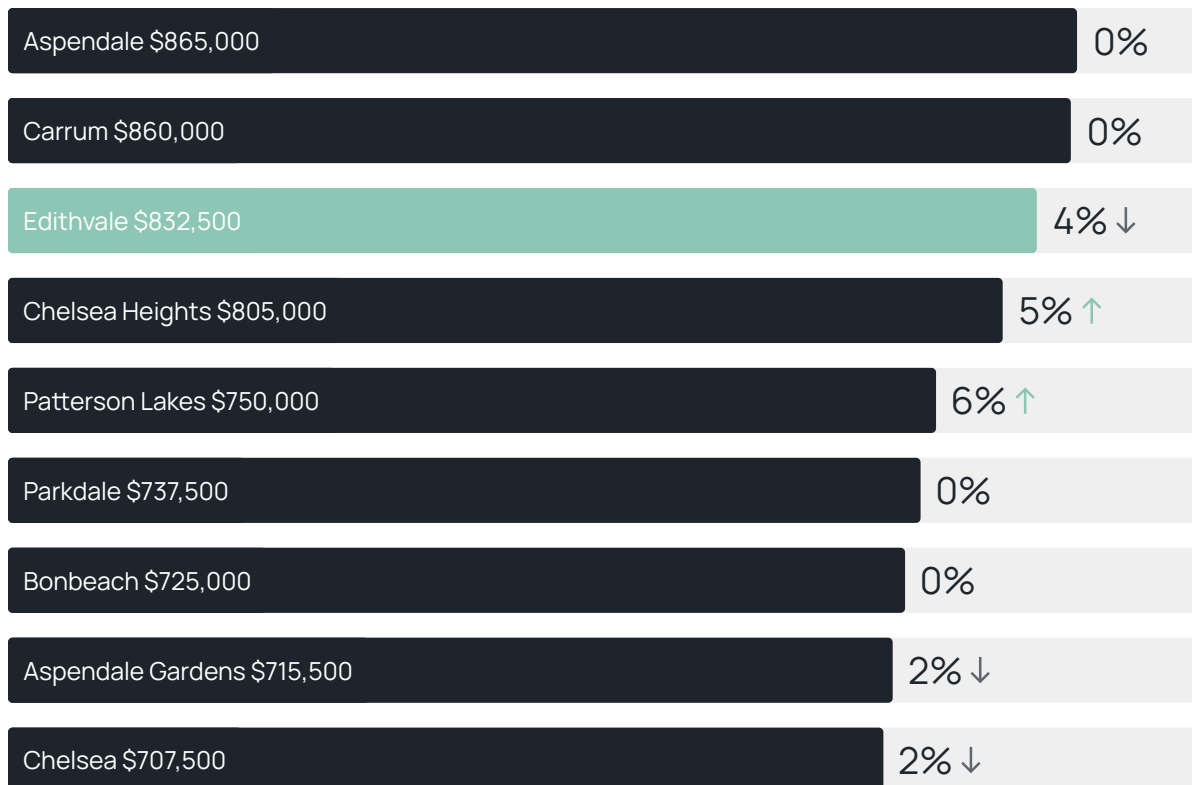
\$833k

Quarterly price change

-2.06% ↓

Edithvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

69.23%

Median days on market³

House

Unit

27 days

28 days

Jellis Craig average inspection attendance per listing⁴

50 groups

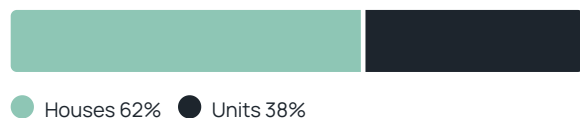
Average hold period¹

House

Unit

14.4 years

9.4 years

Dwelling type⁵Ownership⁵Population⁵

6,276

Median asking rent per week¹

Unit

\$790

\$620

Median age⁵

40 years

Rental yield¹

House

Unit

3.26%

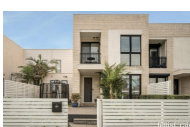
4.13%

Median household size⁵

2.4 people

Recent Edithvale sales²

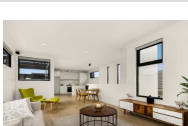
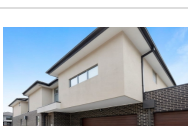
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 2/71 Berry Avenue Edithvale	3	Townhouse	Undisclosed	08 Aug 2026
 2 Tudor Court Edithvale	2	Unit	\$645,000	07 Aug 2026

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 71 Rae Avenue Edithvale	3	House	\$1,200,000	16 Jul 2026
 7/216 Station Street Edithvale	2	Apartment	\$570,000	14 Jul 2026

EDITHVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14b Vincent Street Edithvale	3	Townhouse	\$935,000	12 Jul 2026
 19/61 Hughes Avenue Edithvale	2	Unit	\$700,000	11 Jul 2026
 40 Northcliffe Road Edithvale	4	House	\$1,185,000	11 Jul 2026
 1/11 Fraser Avenue Edithvale	2	Townhouse	\$820,000	09 Jul 2026
 65A Northcliffe Road Edithvale	4	Townhouse	\$1,340,000	07 Jul 2026
 20 Edithvale Road Edithvale	5	House	Undisclosed	03 Jul 2026
 2/318 Nepean Highway Edithvale	2	Unit	\$760,000	02 Jul 2026
 2/213 Station Street Edithvale	2	Townhouse	\$690,000	30 Jun 2026
 G01/8 Clydebank Road Edithvale	2	Apartment	\$750,000	22 Jun 2026
 2/4 Keith Avenue Edithvale	3	Townhouse	\$900,000	18 Jun 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 06/09/2026

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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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