



Fairfield

Suburb Report



Your connection to property insights



JellisCraig

FAIRFIELD SUBURB REPORT

Median house price¹

Median

\$1.86m

Quarterly price change

4.59% ↑

Median unit price¹

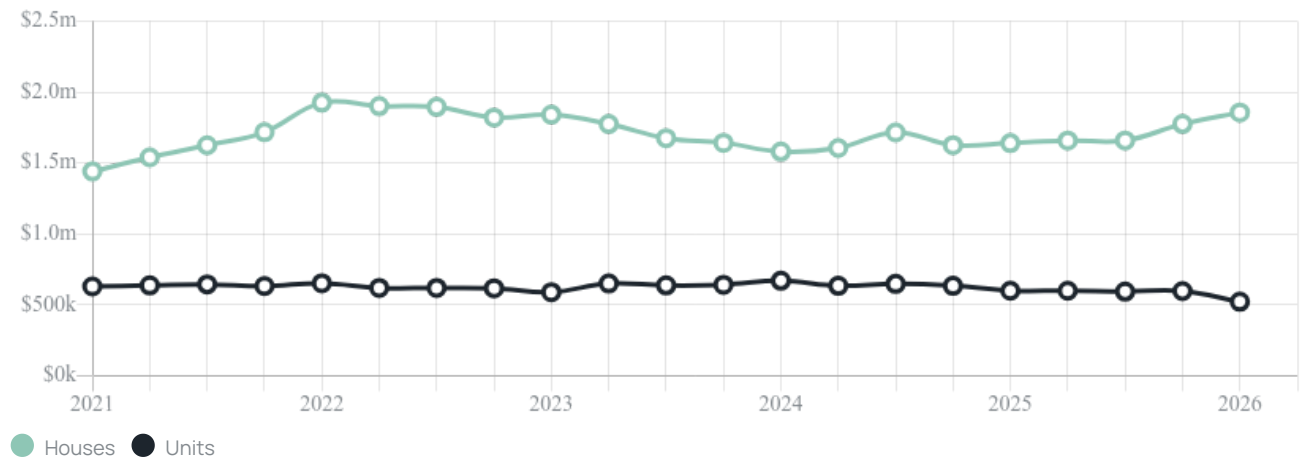
Median

\$522k

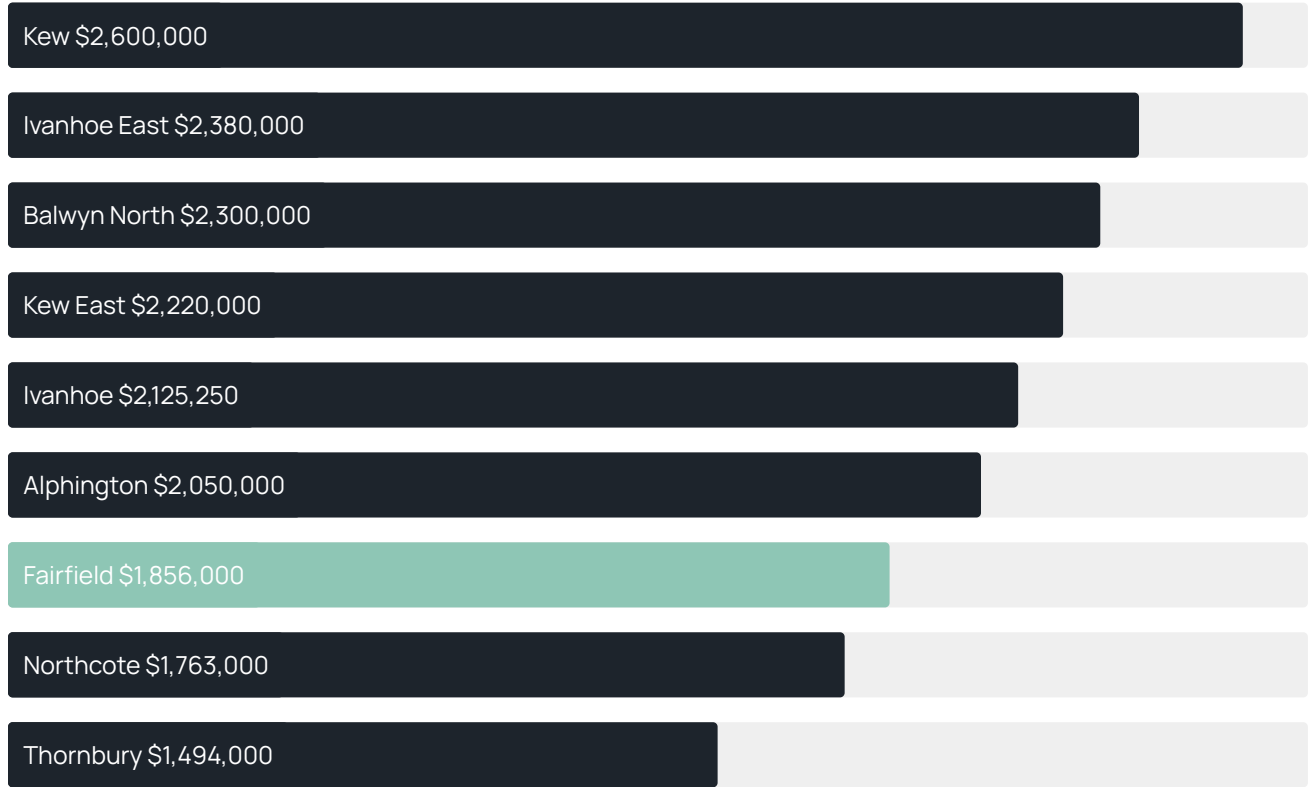
Quarterly price change

-12.56% ↓

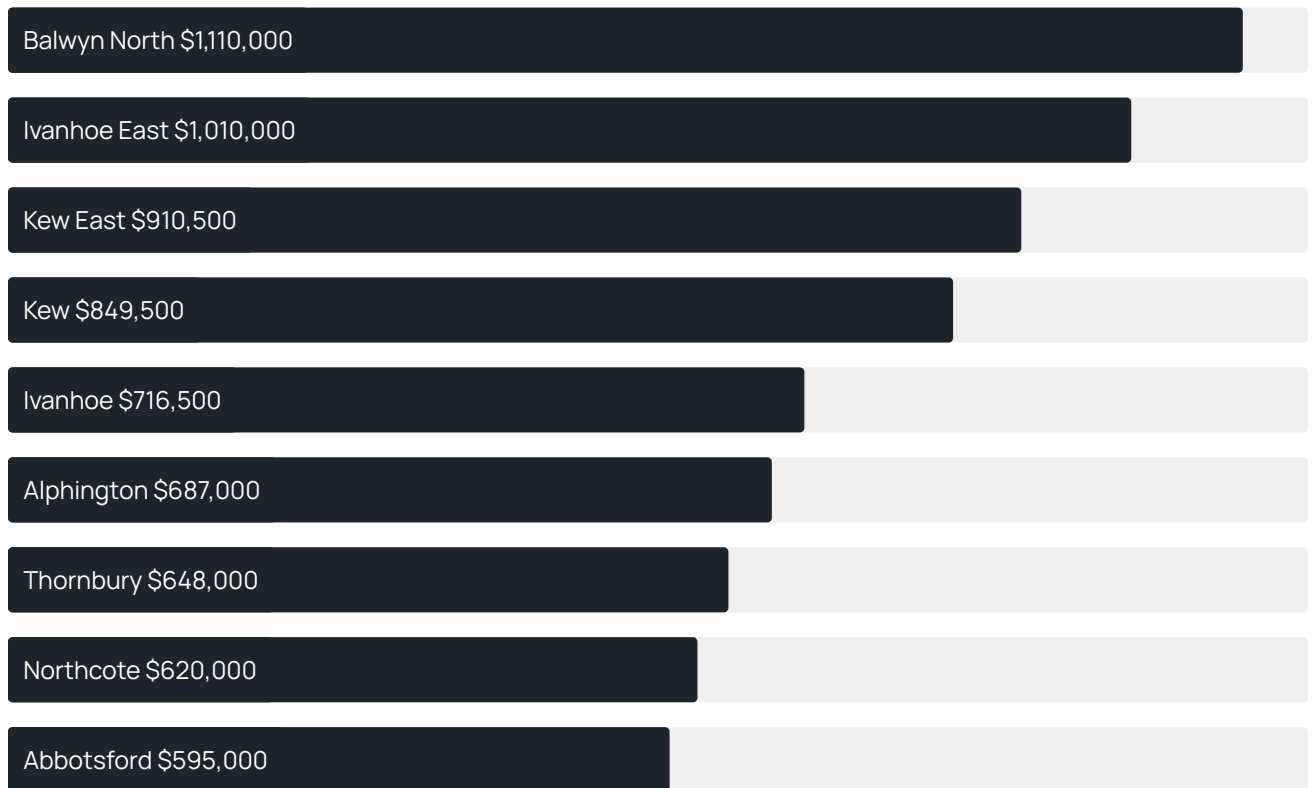
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 36%
● Private 64%

Auction clearance rate³

71.43%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.3 years

Dwelling type⁵



● Houses 44% ● Units 56%

Ownership⁵



● Owned outright 31% ● Mortgaged 30% ● Rented 38%

Population⁵

6,535

Median asking rent¹

\$825 per week

Population growth⁵

-0.35%

Rental yield¹

2.4%

Median age⁵

37 years










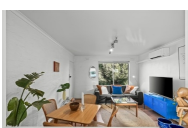
Median household size⁵

2.2 people






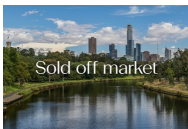


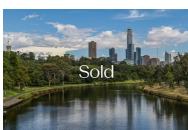

FAIRFIELD SUBURB REPORT

Recent Fairfield sales










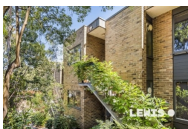
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  5/7 Palm St Fairfield | 1 | Unit | \$289,000 | 27 Jun 2026 |
|  13/233 Station St Fairfield | 1 | Apartment | \$320,000 | 26 Jun 2026 |
|  5/37 Grange Rd Fairfield | 1 | Apartment | \$283,000 | 15 Jun 2026 |
|  4/240 Station St Fairfield | 2 | Villa | \$872,000 | 02 Jun 2026 |
|  1/34 Sparks Av Fairfield | 2 | Unit | \$895,000 | 30 May 2026 |
|  14 Rathmines St Fairfield | 4 | House | \$1,750,000 | 26 May 2026 |
|  3/212 Arthur St Fairfield | 2 | Unit | \$1,060,000 | 14 May 2026 |
|  1/144 Perry St Fairfield | 1 | Unit | \$457,000 | 07 May 2026 |
|  28 Gillies St Fairfield | 2 | House | \$1,650,000 | 02 May 2026 |
|  8/24 Rushall St Fairfield | 2 | Apartment | \$570,000 | 01 May 2026 |

FAIRFIELD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|----------------------------------|-------------|-------------|
|  8/37 Grange Rd Fairfield | 1 | Apartment | \$299,000 | 30 Apr 2026 |
|  3/145 Perry St Fairfield | 2 | Unit | \$620,000 | 28 Apr 2026 |
|  3/35 Park Cr Fairfield | 1 | Apartment | \$528,000 | 27 Apr 2026 |
|  7/59 Rathmines St Fairfield | 2 | Strata Flat - Single OYO Flat | \$585,000 | 25 Apr 2026 |
|  7/72 Rathmines St Fairfield | 1 | Apartment | \$350,000 | 24 Apr 2026 |
|  7/37 Grange Rd Fairfield | 2 | Apartment | \$473,000 | 23 Apr 2026 |
|  18 Hall St Fairfield | 3 | House | \$1,800,000 | 21 Apr 2026 |
|  41 Rathmines St Fairfield | 3 | House | \$1,900,000 | 21 Apr 2026 |
|  10/37 Grange Rd Fairfield | 1 | Apartment | \$299,000 | 21 Apr 2026 |
|  2 Monamore St Fairfield | 4 | House (New - Detached) | \$3,750,000 | 21 Apr 2026 |

FAIRFIELD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|--------------------------------------|-------------|-------------|
|  4/232 Arthur St Fairfield | 1 | Strata Flat - Single OYO Flat | \$420,000 | 20 Apr 2026 |
|  7/144 Perry St Fairfield | 1 | Flat/Unit/Apartment | \$379,000 | 17 Apr 2026 |
|  182 Station St Fairfield | 3 | House | \$988,000 | 16 Apr 2026 |
|  10/134 Rathmines St Fairfield | 2 | Strata Unit/Flat | \$600,000 | 14 Apr 2026 |
|  196 Arthur St Fairfield | 3 | House | \$1,450,000 | 09 Apr 2026 |
|  9/92 Perry St Fairfield | 1 | Strata Unit/Flat | \$340,000 | 09 Apr 2026 |
|  201/66 Station St Fairfield | 1 | Subdivided Flat - Single OYO Flat | \$380,000 | 09 Apr 2026 |
|  8/30 Rathmines St Fairfield | 1 | Strata Flat - Single OYO Flat | \$350,000 | 02 Apr 2026 |
|  118 Arthur St Fairfield | 1 | House | \$800,000 | 02 Apr 2026 |
|  9/39 Park Cr Fairfield | 2 | Apartment | \$725,000 | 31 Mar 2026 |



Jellis Craig Fitzroy
189 Johnston Street, Fitzroy
03 8415 6100

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 01/07/2026

- 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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