



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

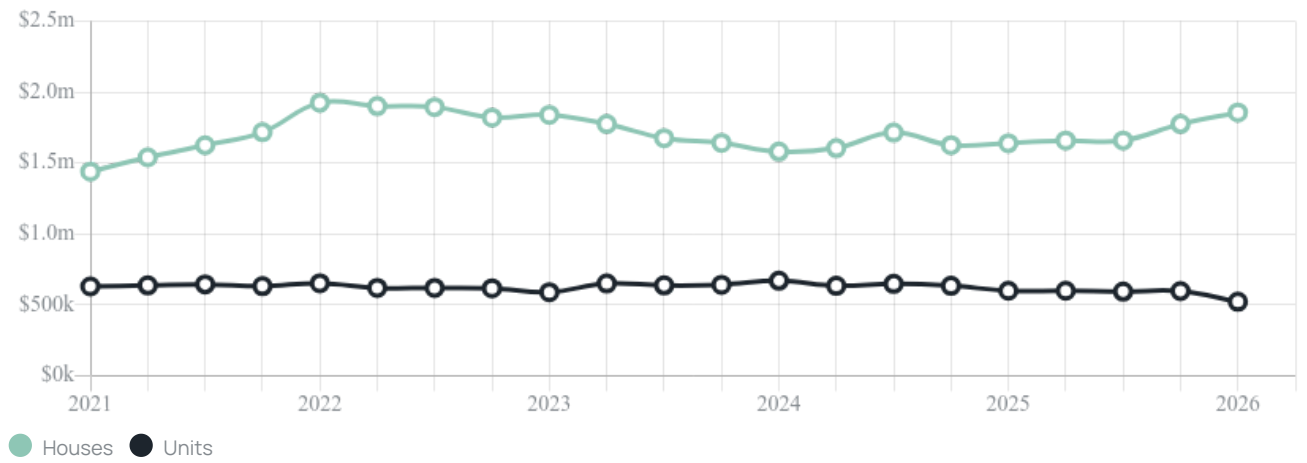
Median

\$522k

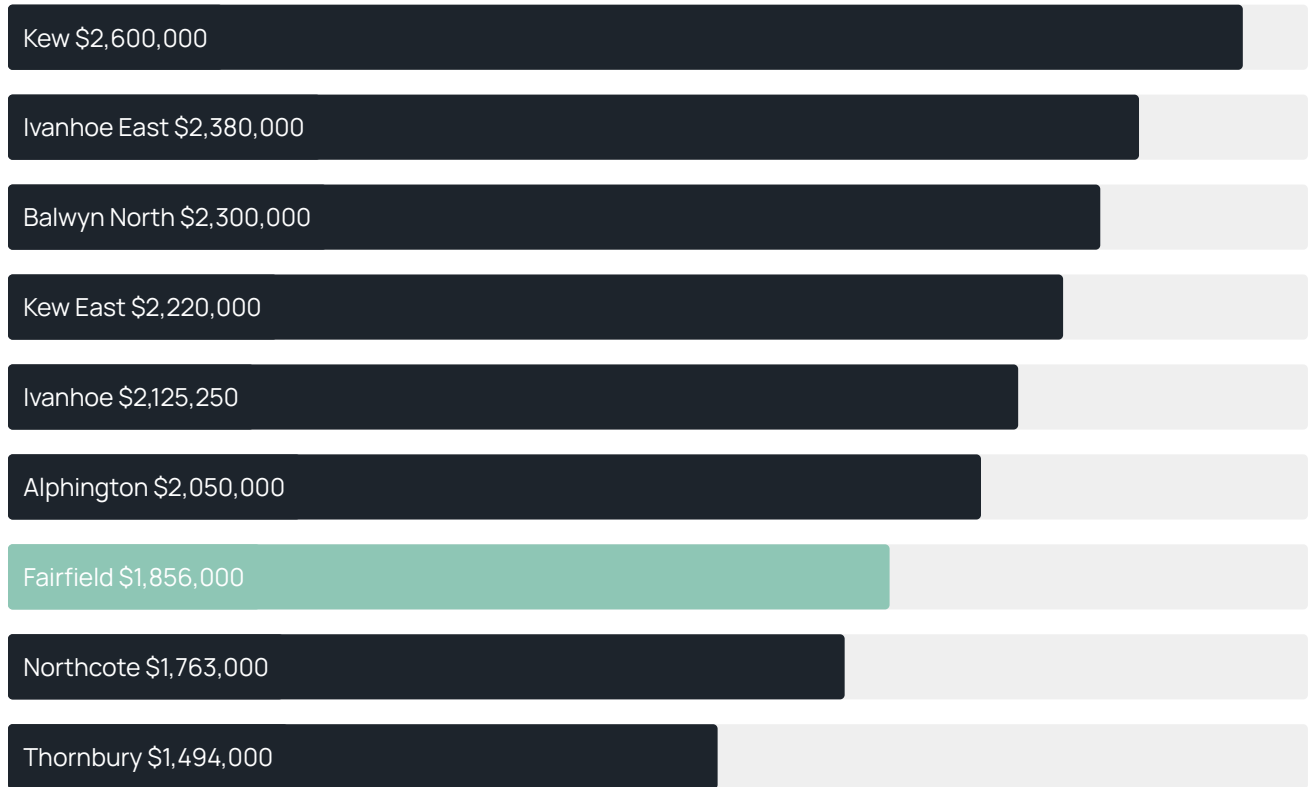
Quarterly price change

-12.56% ↓

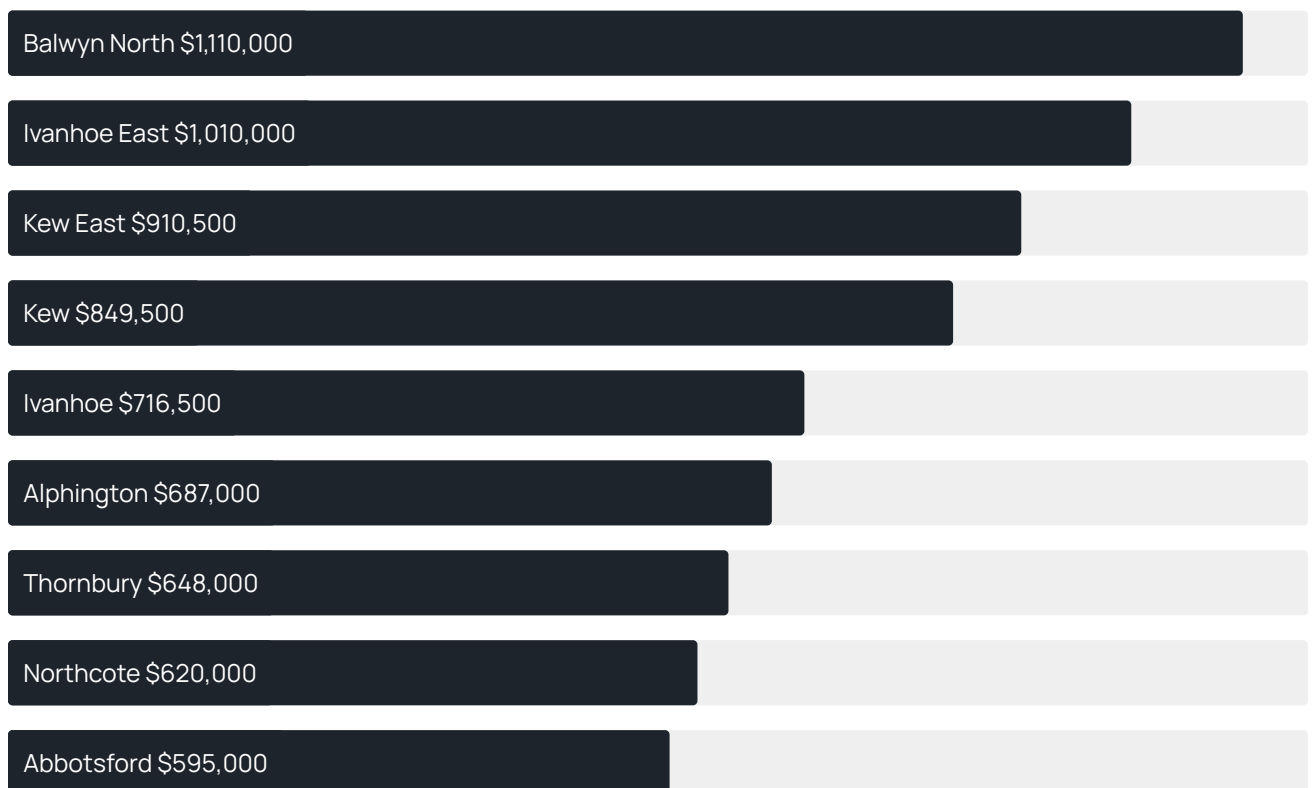
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 39%
● Private 61%

Auction clearance rate³

72.22%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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






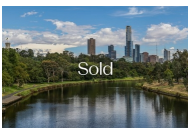




Median household size⁵

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
 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
 8/24 Rushall St Fairfield	2	Apartment	\$570,000	01 May 2026
 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

FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/60 Rathmines St FAIRFIELD	2	Apartment	\$675,000	30 Mar 2026
 7/69 Station St Fairfield	1	Apartment	\$460,500	28 Mar 2026
 169 Gillies St Fairfield	3	House	\$1,410,000	28 Mar 2026
 31 Darling St Fairfield	5	House	\$2,780,000	28 Mar 2026
 2/60 Station St Fairfield	2	Townhouse	\$934,000	27 Mar 2026
 263 Gillies St FAIRFIELD	3	House	\$1,401,500	23 Mar 2026
 268a Station St Fairfield	3	House	\$1,015,000	20 Mar 2026
 2/45 Station St Fairfield	1	Strata Flat - Single OYO Flat	\$385,200	16 Mar 2026
 6/96 Rathmines St Fairfield	2	Strata Unit/Flat	\$490,000	12 Mar 2026
 2/125 Grange Rd Fairfield	2	Townhouse	\$835,000	10 Mar 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 01/06/2026

- 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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