



Fairfield

# Suburb Report



Your connection to property insights



**JellisCraig**

FAIRFIELD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.86m

Quarterly price change

4.59% ↑

Median unit price<sup>1</sup>

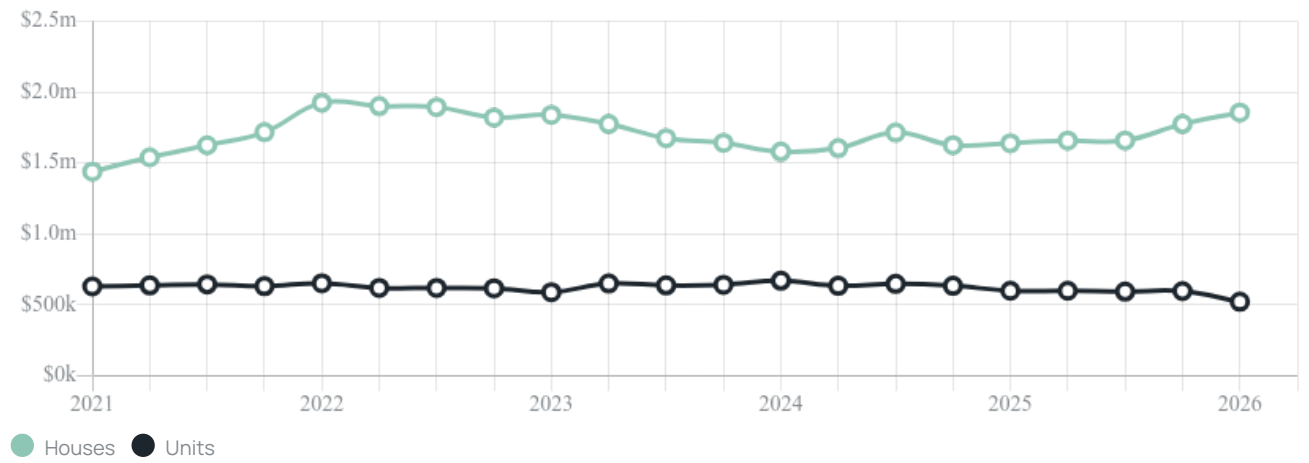
Median

\$522k

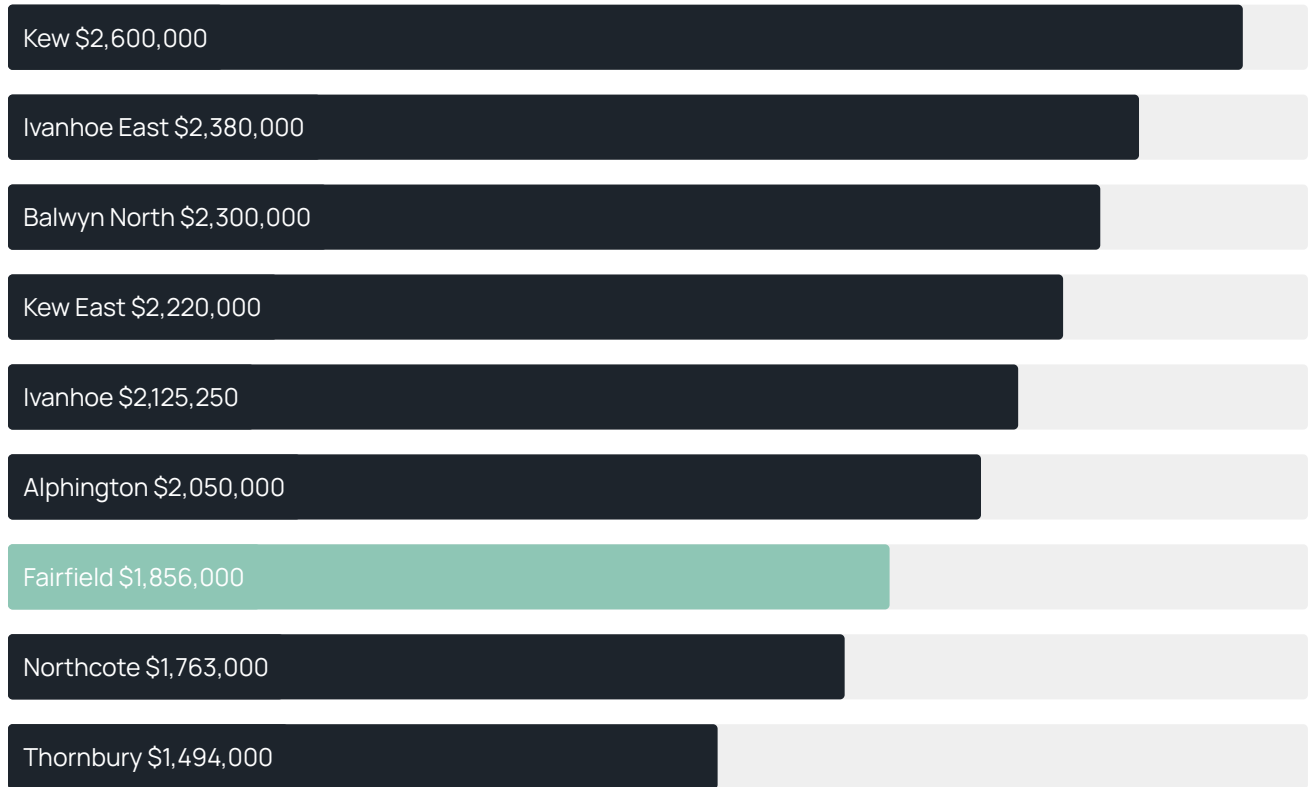
Quarterly price change

-12.56% ↓

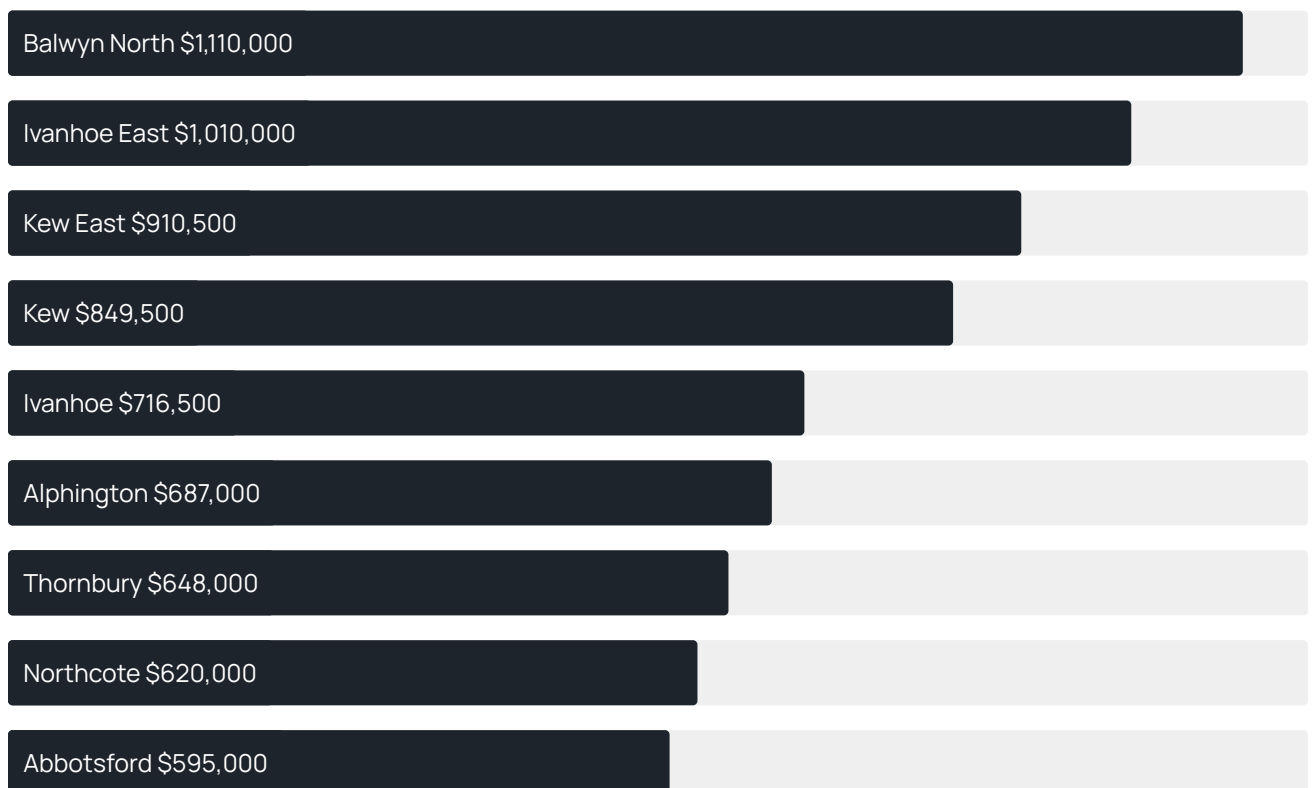
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 27%
- Private 73%

Auction clearance rate<sup>3</sup>

80%

Median days on market<sup>3</sup>

25 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

25 groups

Average hold period<sup>1</sup>

7.3 years

Dwelling type<sup>5</sup>



- Houses 44%
- Units 56%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

6,535

Median asking rent<sup>1</sup>

\$825 per week

Population growth<sup>5</sup>

-0.35%

Rental yield<sup>1</sup>

2.4%

Median age<sup>5</sup>

37 years











Median household size<sup>5</sup>

2.2 people

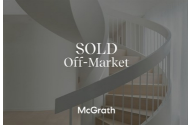









FAIRFIELD SUBURB REPORT

## 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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 3/35 Park Cr Fairfield	1	Apartment	\$528,000	27 Apr 2026
 41 Rathmines St Fairfield	3	House	\$1,900,000	21 Apr 2026
 7/60 Rathmines St FAIRFIELD	2	Apartment	\$675,000	30 Mar 2026
 31 Darling St Fairfield	5	House	\$2,780,000	28 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
 2/125 Grange Rd Fairfield	2	Townhouse	\$835,000	10 Mar 2026
 2/37 Grange Rd Fairfield	1	Apartment	\$280,000	05 Mar 2026
 9/37 Grange Rd Fairfield	1	Apartment	\$280,000	05 Mar 2026
 4/37 Grange Rd Fairfield	1	Apartment	\$280,000	05 Mar 2026

## FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/293 Station St Fairfield	2	Townhouse	\$935,000	26 Feb 2026
 12/37 Grange Rd Fairfield	2	Apartment	\$505,000	24 Feb 2026
 10/47 Station St Fairfield	1	Apartment	\$270,000	23 Feb 2026
 11/6 Arthur St Fairfield	1	Apartment	\$385,000	23 Feb 2026
 Station St Fairfield	2	Strata Unit/Flat	\$580,000	13 Feb 2026
 6/34 Rathmines St Fairfield	1	Apartment	\$346,000	13 Feb 2026
 3/228 Rathmines St Fairfield	2	Flat/Unit/Apartment	\$450,000	10 Feb 2026
 2/10 Rushall St Fairfield	3	Townhouse	\$1,836,500	07 Feb 2026
 1/10-12 Separation St Fairfield	1	Unit	\$352,000	28 Jan 2026
 37/262 Heidelberg Rd Fairfield	2	Apartment	\$541,888	28 Jan 2026

## FAIRFIELD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/10 Separation St Fairfield	1	Strata Unit/Flat	\$352,000	28 Jan 2026
 43 Separation St Fairfield	2	House	\$1,300,000	28 Jan 2026
 5/94 Gillies St Fairfield	2	Apartment	\$650,000	19 Jan 2026
 39 Separation St FAIRFIELD	3	House	\$1,370,000	20 Dec 2025
 48 McGregor St Fairfield	2	House	\$1,263,000	13 Dec 2025
 1/205 Station St Fairfield	2	Apartment	\$646,000	09 Dec 2025
 5/11 Rathmines St Fairfield	1	Strata Unit/Flat	\$335,000	09 Dec 2025
 12/39a Park Cr Fairfield	1	Apartment	\$525,000	08 Dec 2025
 31 Rushall St Fairfield	3	House	\$2,690,000	04 Dec 2025
 8/35 Grange Rd Fairfield	2	Apartment	\$507,000	03 Dec 2025



**Jellis Craig Fitzroy**  
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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.

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Data is current as of PDF generation date 01/05/2026

- 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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