



Heidelberg Heights Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HEIDELBERG HEIGHTS SUBURB REPORT

Median house price¹

Median

\$926k

Quarterly price change

4.78% 

Median unit price¹

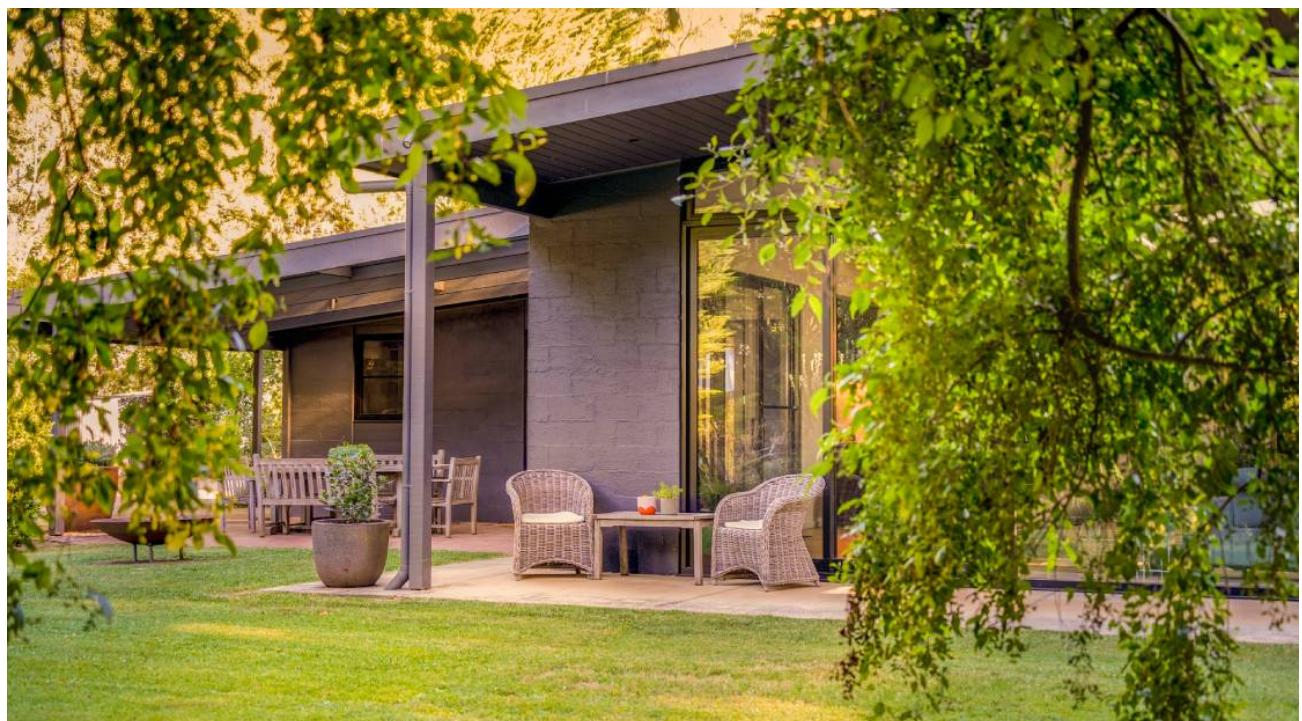
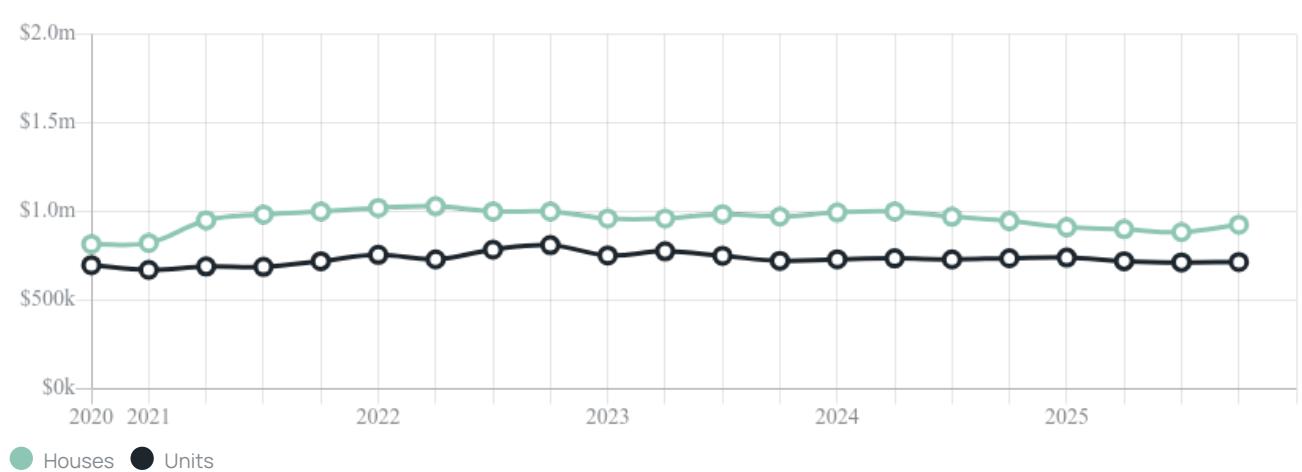
Median

\$715k

Quarterly price change

0.28% 

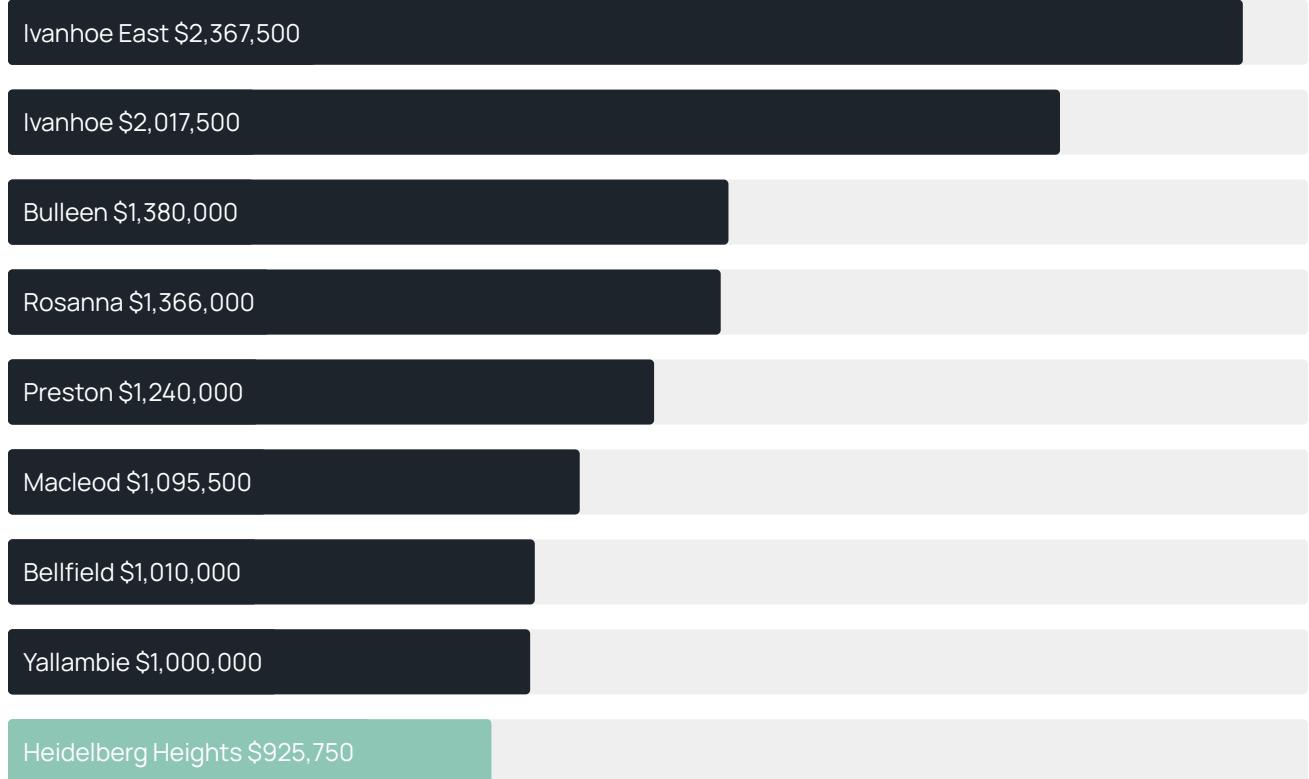
Quarterly price change¹



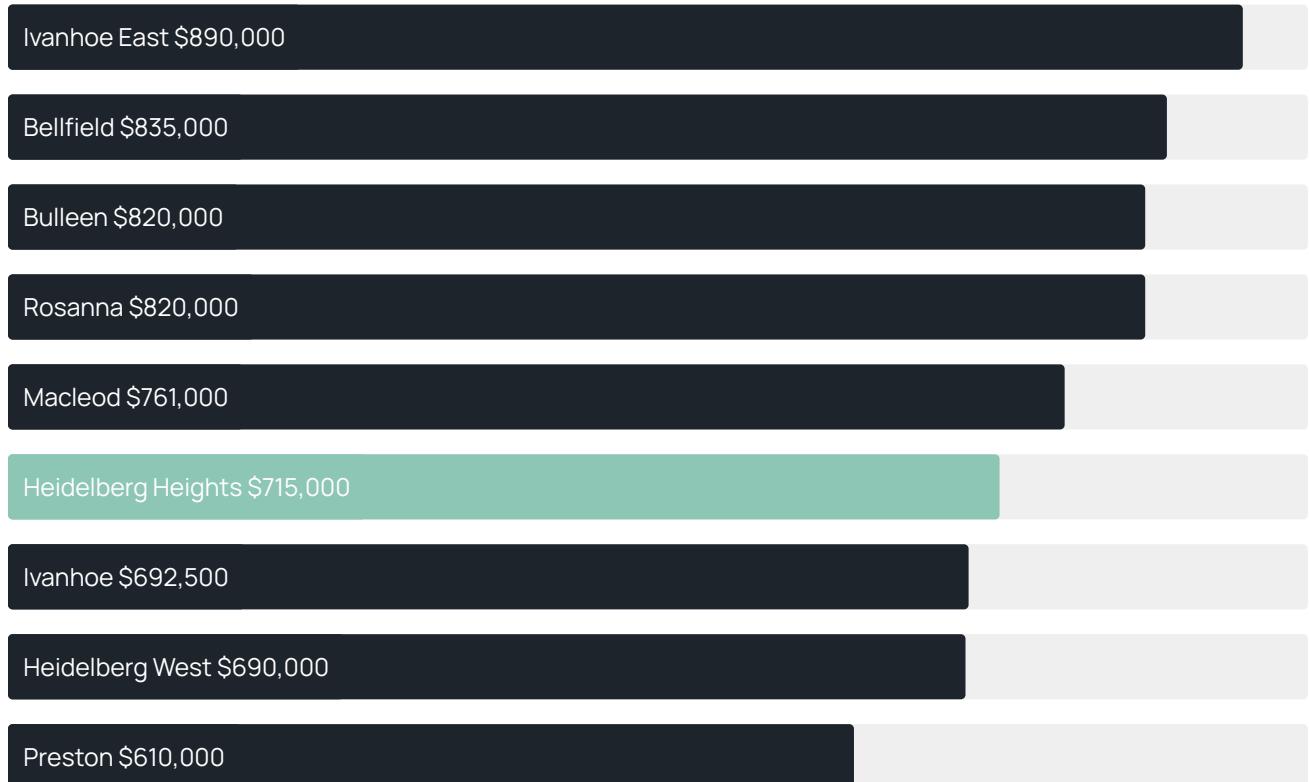
Surrounding Suburbs

HEIDELBERG HEIGHTS SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

HEIDELBERG HEIGHTS SUBURB REPORT

Sale method²



● Auction 40%
● Private 60%

Auction clearance rate³

82.35%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.3 years

Insights

Dwelling type⁵



● Houses 62% ● Units 38%

Ownership⁵



● Owned outright 26% ● Mortgaged 35% ● Rented 39%

Population⁵

6,758

Median asking rent¹

\$600 per week

Population growth⁵

11.02%

Rental yield¹

2.96%

Median age⁵

35 years

Median household size⁵

2.3 people

HEIDELBERG HEIGHTS SUBURB REPORT

Recent Heidelberg Heights sales

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

Address	Bedrooms	Type	Price	Sold
 27 Lloyd St Heidelberg Heights	2	House	\$775,000	24 Jan 2026
 16/51 Dresden St Heidelberg Heights	2	Townhouse	\$720,000	23 Jan 2026
 4/156 Northern Rd Heidelberg Heights	2	Apartment	\$445,000	08 Jan 2026
 8 Skeggs Cr Heidelberg Heights	3	House	\$865,000	22 Dec 2025
 2/159 Northern Rd Heidelberg Heights	2	Subdivided Unit/Villa/Townhouse	\$685,000	21 Dec 2025
 1/17 Burns Ct Heidelberg Heights	3	Unit	\$720,000	20 Dec 2025
 134 Porter Rd Heidelberg Heights	5	House	\$1,390,000	19 Dec 2025
 3/56 Altona St Heidelberg Heights	2	Townhouse	\$740,000	18 Dec 2025
 59 Bamfield Rd Heidelberg Heights	3	Flat/Unit/Apartment	\$700,000	15 Dec 2025
 5/171 Waiora Rd Heidelberg Heights	3	Unit	\$725,000	13 Dec 2025

Sold Properties

HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Terry St Heidelberg Heights	3	House	\$1,165,000	13 Dec 2025
 207 Waiora Rd Heidelberg Heights	4	House	\$1,160,000	13 Dec 2025
 3/504 Waterdale Rd Heidelberg Heights	2	Townhouse	\$680,000	09 Dec 2025
 4/10-12 Lawson Pde Heidelberg Heights	3	Unit	\$811,000	06 Dec 2025
 2/75 Waiora Rd Heidelberg Heights	3	Unit	\$1,004,000	06 Dec 2025
 12 Bonar St Heidelberg Heights	2	House	\$1,210,000	06 Dec 2025
 11 Haig St Heidelberg Heights	4	House	\$1,611,000	06 Dec 2025
 1/10 Leicester St Heidelberg Heights	2	Strata Unit/Flat	\$476,000	05 Dec 2025
 10/601 Upper Heidelberg Rd Heidelberg Heights	2	Flat/Unit/Apartment	\$460,000	02 Dec 2025
 23 Bonar St Heidelberg Heights	4	House	\$1,120,000	01 Dec 2025

Sold Properties

HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 51 Shelley St Heidelberg Heights	4	Townhouse	\$880,000	01 Dec 2025
 1/532 Waterdale Rd Heidelberg Heights	3	Unit	\$577,000	28 Nov 2025
 1/225 Waiora Rd Heidelberg Heights	3	Townhouse	\$900,000	26 Nov 2025
 8/147 Waiora Rd Heidelberg Heights	2	Townhouse	\$765,000	24 Nov 2025
 1/40 Bonar St Heidelberg Heights	3	Townhouse	\$970,000	22 Nov 2025
 89 Dougharty Rd Heidelberg Heights	2	House	\$680,000	22 Nov 2025
 28 Elliott St Heidelberg Heights	3	House	\$925,500	22 Nov 2025
 1 Byron Ct Heidelberg Heights	2	House	\$1,085,000	19 Nov 2025
 13/15 McEwan Rd Heidelberg Heights	2	Apartment	\$521,333	17 Nov 2025
 4/23 Bamfield Rd Heidelberg Heights	2	Unit	\$656,000	15 Nov 2025



Jellis Craig Ivanhoe
153 Upper Heidelberg Road, Ivanhoe
03 9499 7992

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 01/02/2026

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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