



Heidelberg Heights Suburb Report



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JellisCraig

HEIDELBERG HEIGHTS SUBURB REPORT

Median house price¹

Median

\$926k

Quarterly price change

4.78% ↑

Median unit price¹

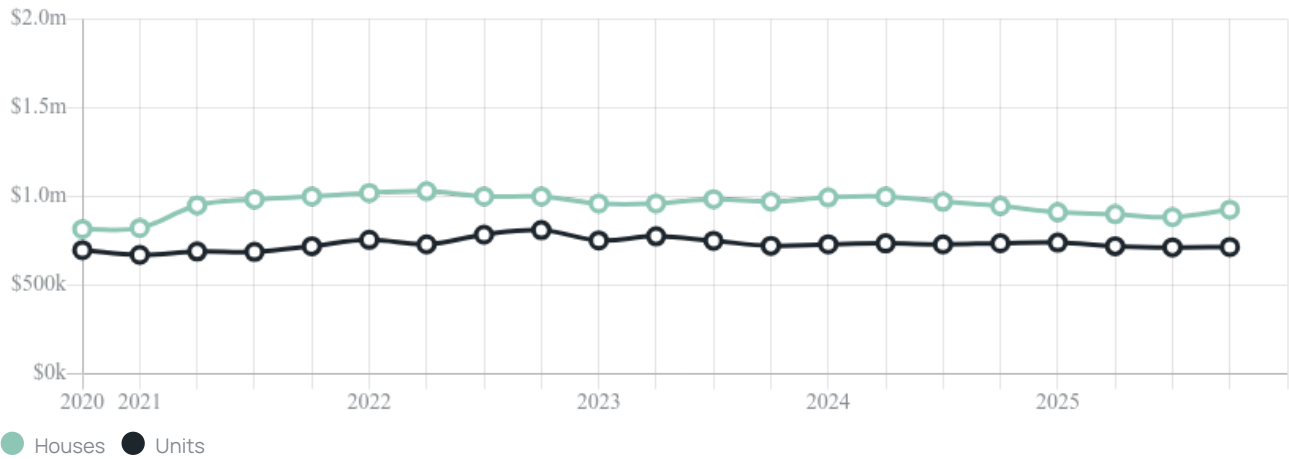
Median

\$715k

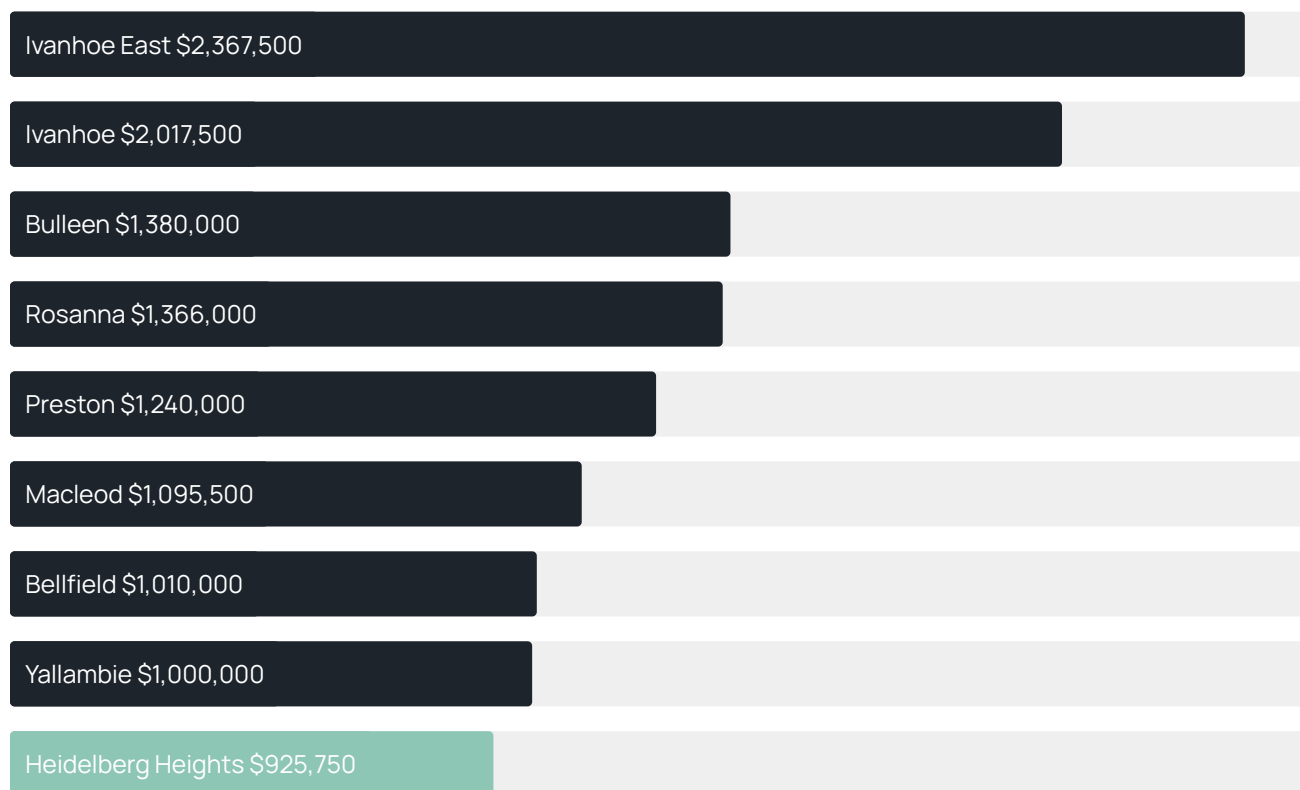
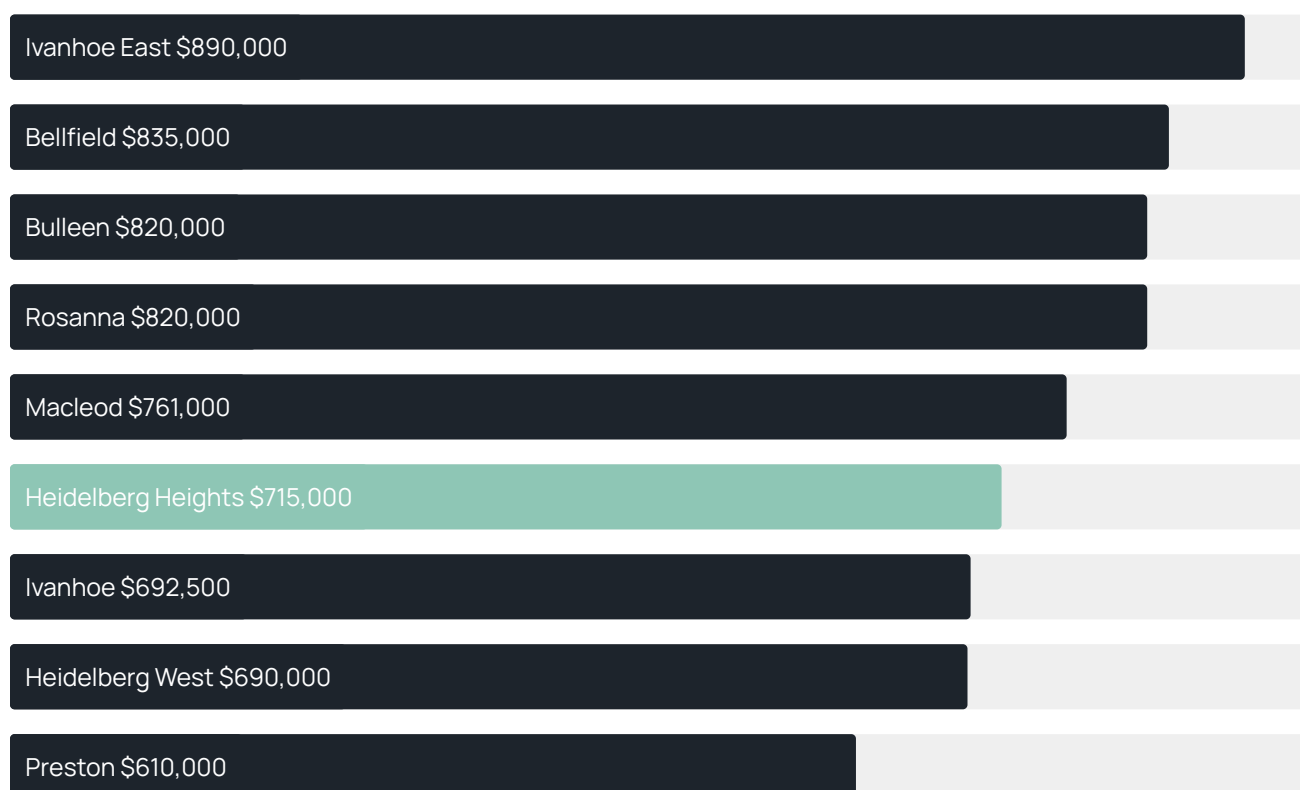
Quarterly price change

0.28% ↑

Quarterly price change¹



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Median house price¹Median unit price¹

Sale method²Auction clearance rate³

82.35%

Median days on market³

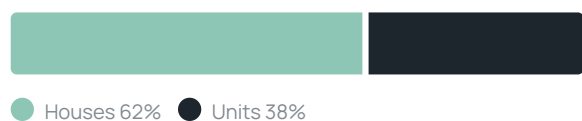
26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.3 years

Dwelling type⁵Ownership⁵Population⁵

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 jellisraig.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 |

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 |

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 |



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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 01/02/2026

- 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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