

Jellis Craig

HEIDELBERG HEIGHTS

# Suburb Report

Know your neighbourhood.



# Property Prices

## HEIDELBERG HEIGHTS SUBURB REPORT

### Median House Price<sup>\*</sup>

Median  
\$882k

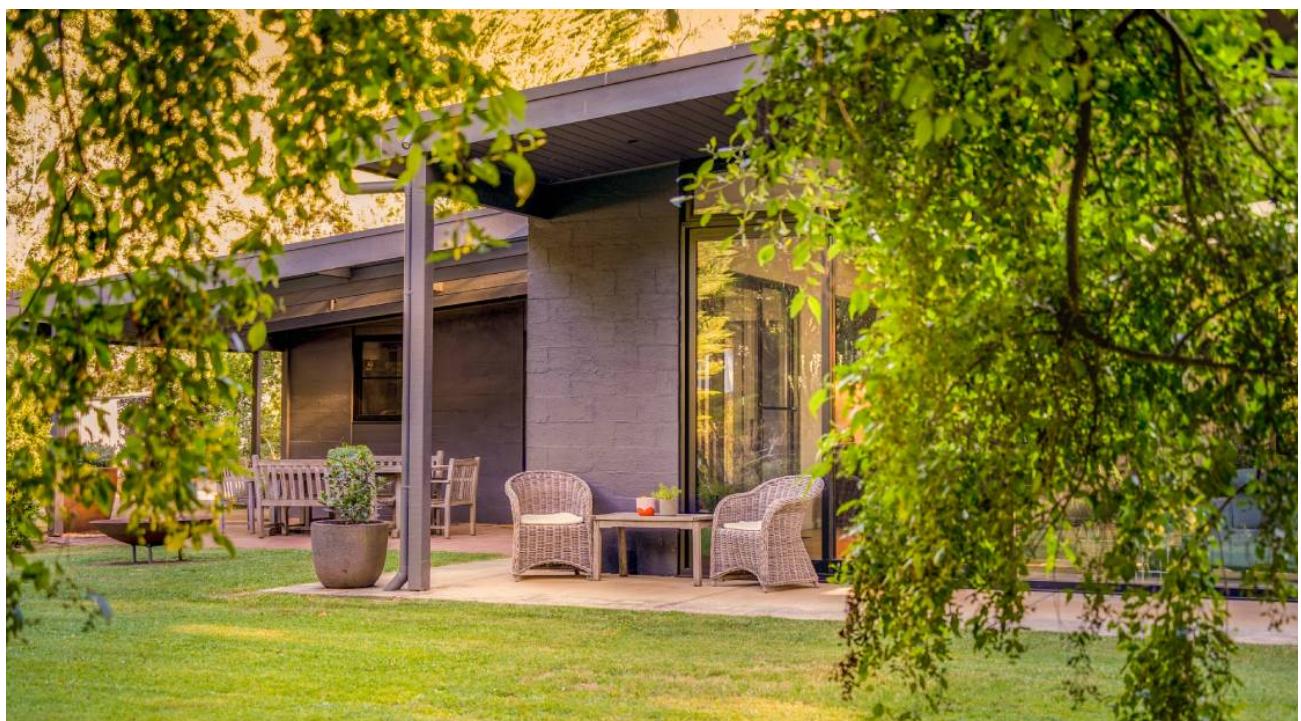
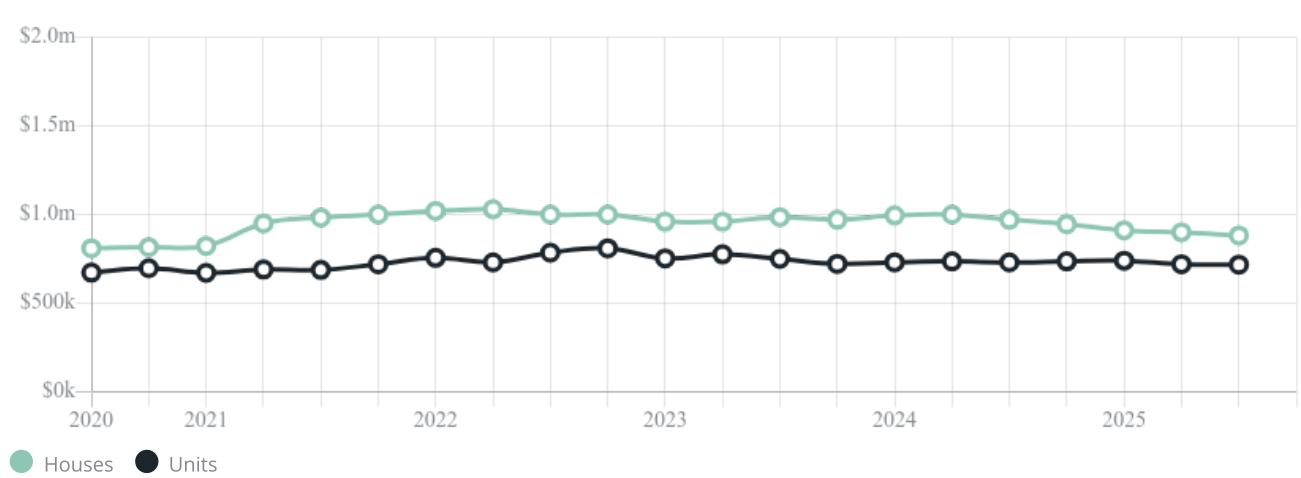
Quarterly Price Change  
-2.00% 

### Median Unit Price<sup>\*</sup>

Median  
\$718k

Quarterly Price Change  
-0.34% 

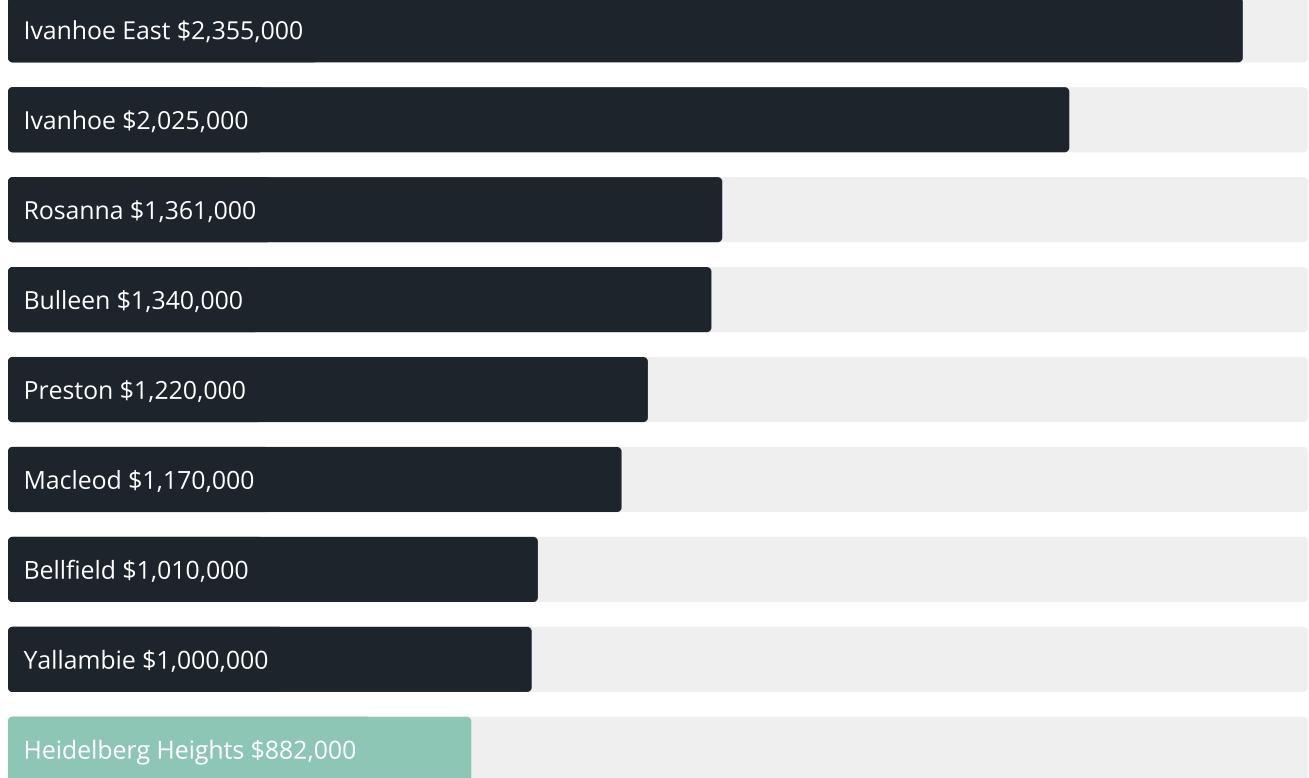
### Quarterly Price Change<sup>\*</sup>



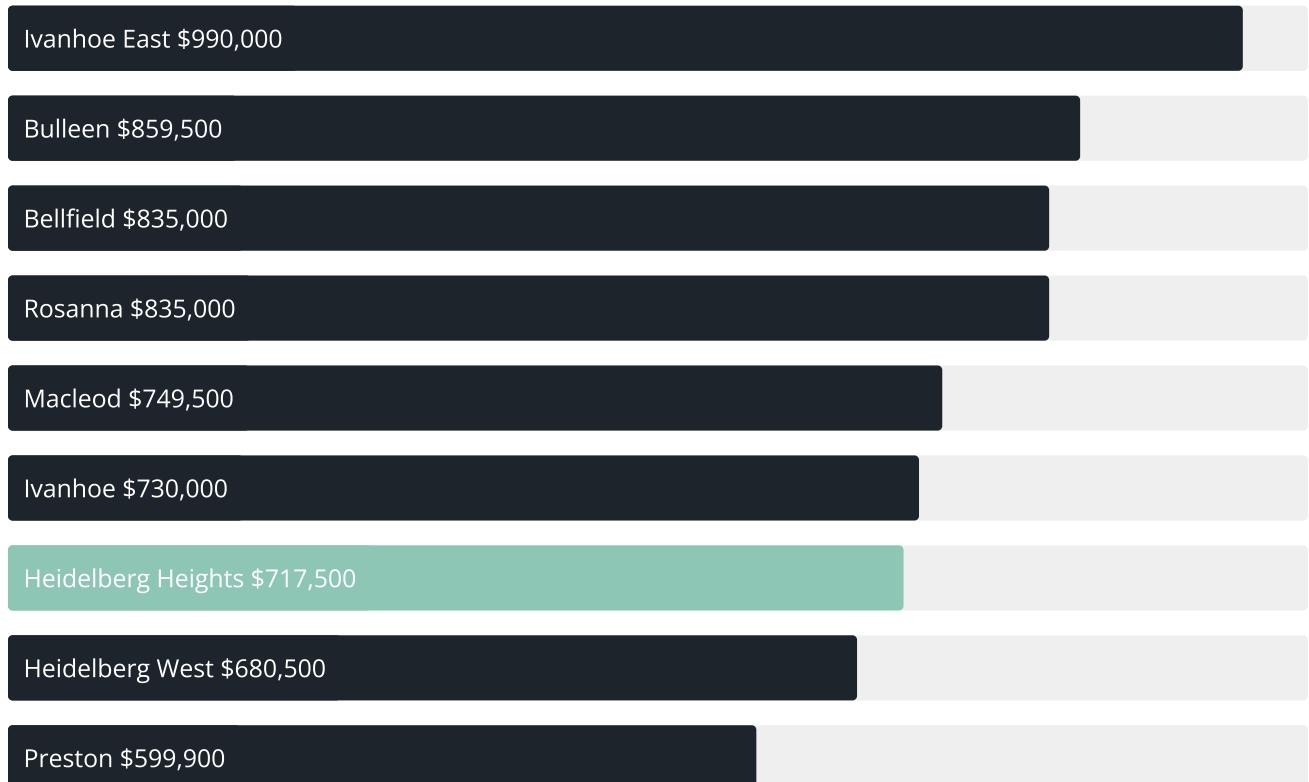
# Surrounding Suburbs

## HEIDELBERG HEIGHTS SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



# Sales Snapshot

## HEIDELBERG HEIGHTS SUBURB REPORT

### Sale Method<sup>\*</sup>



● Auction 55%  
● Private 45%

### Auction Clearance Rate<sup>\*</sup>

80.77%

### Median Days on Market<sup>^</sup>

24 days

### Average Hold Period<sup>\*</sup>

6.3 years

# Insights

### Dwelling Type<sup>^</sup>



● Houses 62% ● Units 38%

### Ownership<sup>^</sup>



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

### Population<sup>^</sup>

6,758

### Population Growth<sup>^</sup>

11.02%

### Median Age<sup>^</sup>

35 years

### Median Asking Rent per week<sup>\*</sup>

\$580

### Rental Yield<sup>\*</sup>

2.96%

### Median Household Size<sup>^</sup>

2.3 people

# Sold Properties

## HEIDELBERG HEIGHTS SUBURB REPORT

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/suburbinsights](http://jelliscraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/17 Burns Ct Heidelberg Heights	3	Unit	\$720,000	20 Dec 2025
 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
 5/171 Waiora Rd Heidelberg Heights	3	Unit	\$725,000	13 Dec 2025
 3/504 Waterdale Rd Heidelberg Heights	2	Townhouse	\$680,000	10 Dec 2025
 4/10-12 Lawson Pde Heidelberg Heights	3	Unit	\$811,000	06 Dec 2025
 11 Haig St Heidelberg Heights	4	House	\$1,611,000	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
 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
 1/40 Bonar St Heidelberg Heights	3	Townhouse	\$970,000	22 Nov 2025
 89 Dougherty Rd Heidelberg Heights	2	House	\$680,000	22 Nov 2025
 28 Elliott St Heidelberg Heights	2	House	\$920,500	21 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
 49 Swanston St Heidelberg Heights	3	House	\$786,000	15 Nov 2025
 4/23 Bamfield Rd Heidelberg Heights	2	Unit	\$656,000	15 Nov 2025
 44 Southern Rd Heidelberg Heights	3	House	\$950,000	15 Nov 2025
 14 Arnold Av Heidelberg Heights	3	Townhouse	\$795,000	14 Nov 2025

# Sold Properties

## HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 58 St Hellier St Heidelberg Heights	2	House	\$952,000	13 Nov 2025
 24 Gotha St Heidelberg Heights	3	House	\$915,000	07 Nov 2025
 2/78 Porter Rd Heidelberg Heights	3	Flat/Unit/Apartment	\$887,500	30 Oct 2025
 39 Gotha St Heidelberg Heights	4	House	\$1,532,000	28 Oct 2025
 3/3 Milton Ct Heidelberg Heights	2	Townhouse	\$755,000	27 Oct 2025
 109 Edwin St Heidelberg Heights	4	House	\$1,530,000	25 Oct 2025
 1/47 Gotha St Heidelberg Heights	3	Strata Unit/Flat	\$835,000	25 Oct 2025
 30A Outhwaite Rd Heidelberg Heights	3	House	\$1,210,000	25 Oct 2025
 4/72 Porter Rd Heidelberg Heights	2	Townhouse	\$760,000	25 Oct 2025
 248 Bell St Heidelberg Heights	3	House	\$850,000	21 Oct 2025



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

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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