



Heidelberg Heights Suburb Report

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JellisCraig

HEIDELBERG HEIGHTS SUBURB REPORT

Median house price¹

Median

\$950k

Quarterly price change

1.11% ↑

Median unit price¹

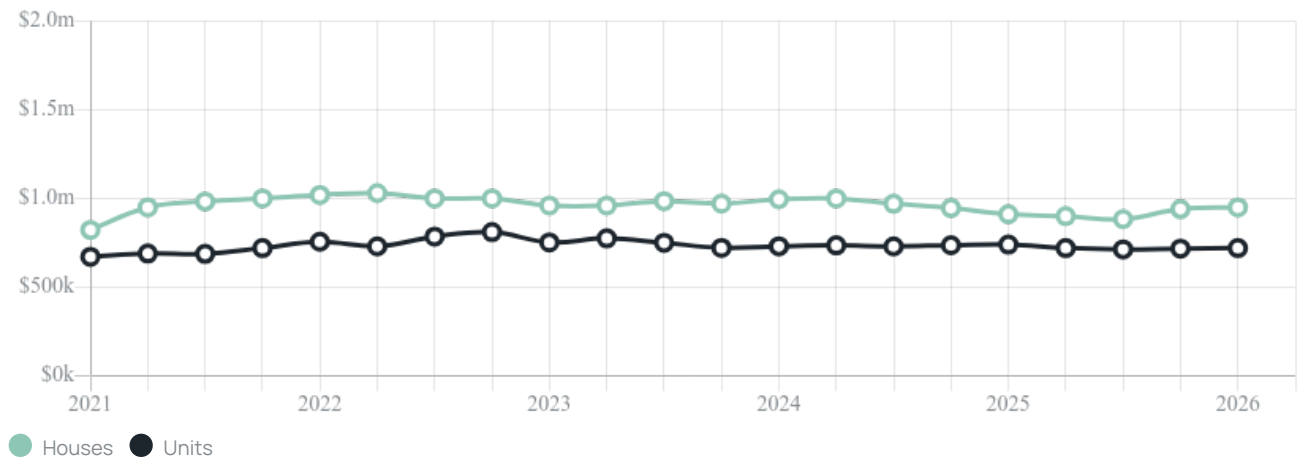
Median

\$720k

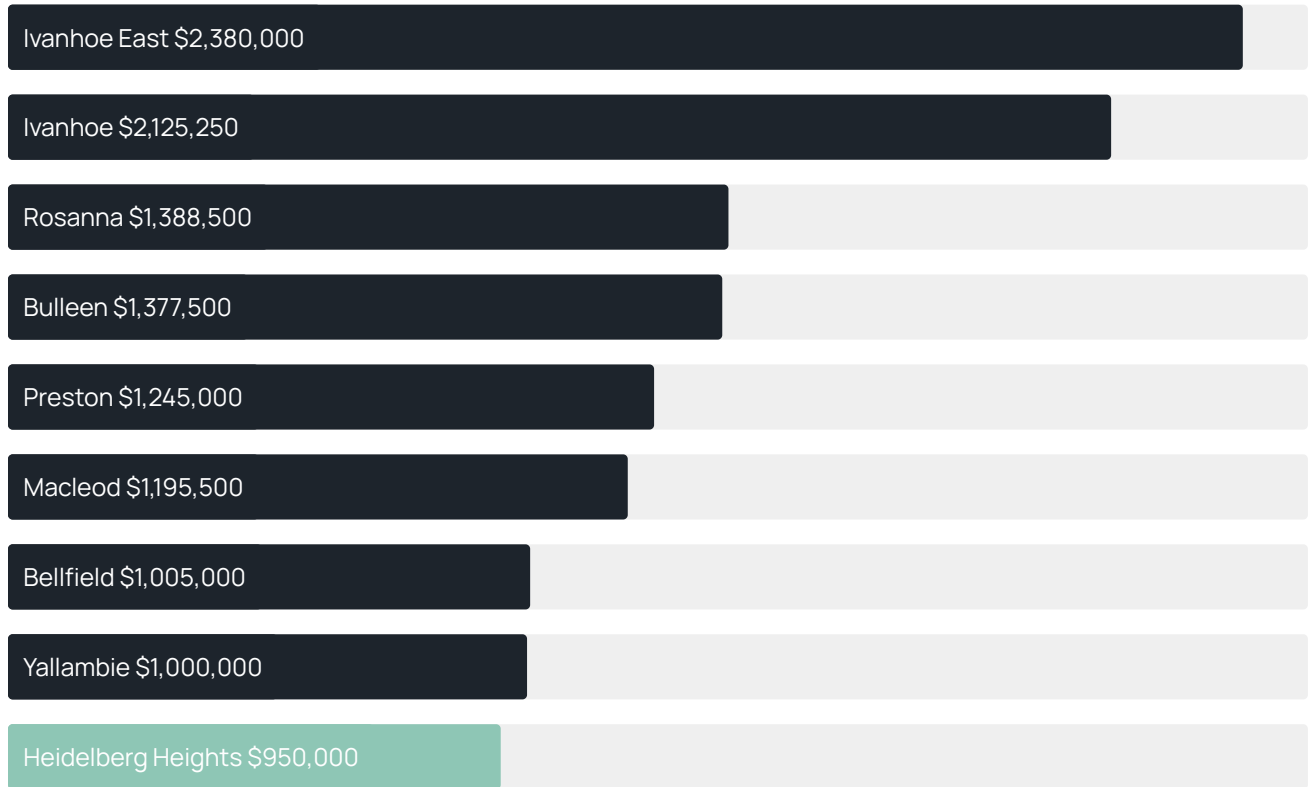
Quarterly price change

0.34% ↑

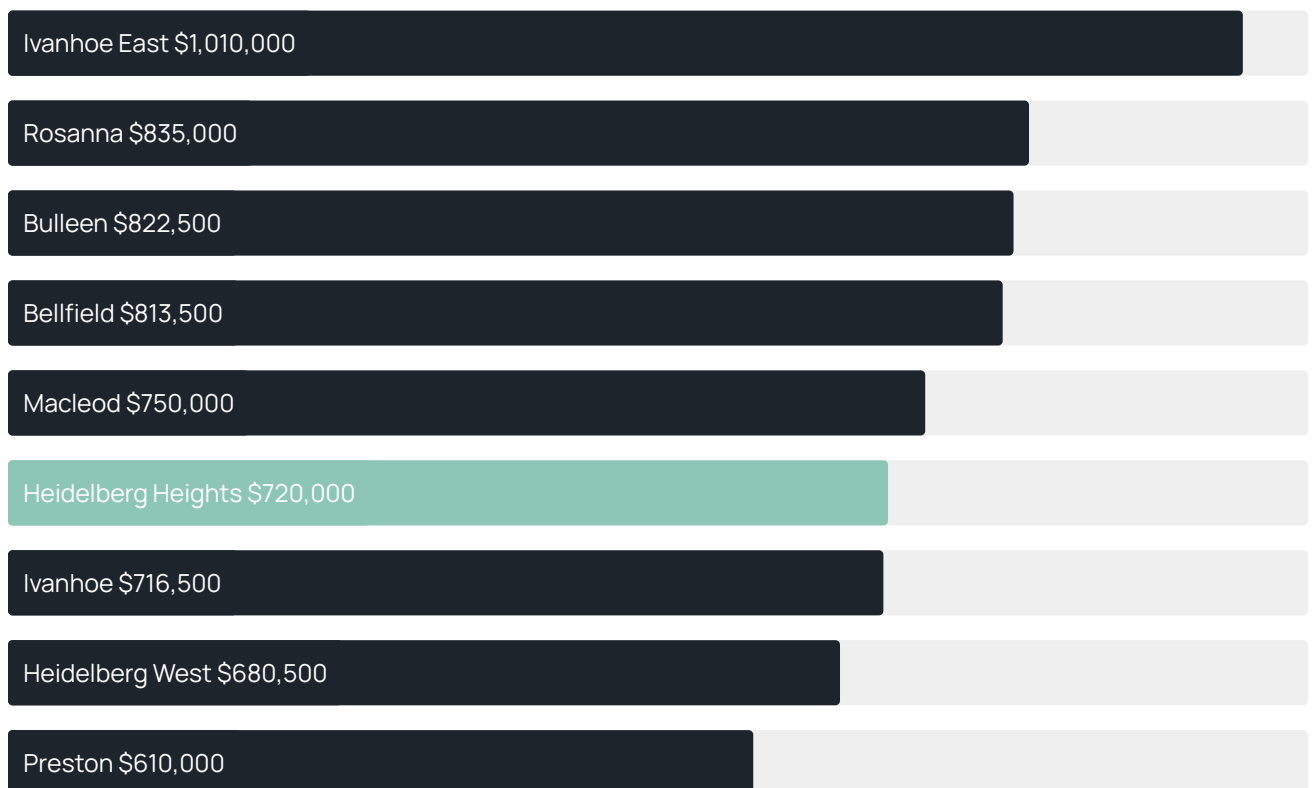
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

63.64%

Median days on market³

16 days

Jellis Craig average inspection attendance per listing⁴

16 groups

Average hold period¹

6.3 years

Dwelling type⁵



● Houses 62% ● Units 38%

Ownership⁵



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

Population⁵

6,758

Median asking rent¹

\$595 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
 37 Marie Av Heidelberg Heights	3	House	\$917,000	23 Jun 2026
 1/452 Waterdale Rd Heidelberg Heights	2	Apartment	\$425,000	19 Jun 2026
 1/21 Flinders St Heidelberg Heights	3	Townhouse	\$915,000	18 Jun 2026
 10 Wordsworth Av Heidelberg Heights	2	House	\$827,000	12 Jun 2026
 560 Waterdale Rd Heidelberg Heights	2	House	\$655,000	11 Jun 2026
 2/4 Arnold Av Heidelberg Heights	3	Townhouse	\$820,000	02 Jun 2026
 3 Dougharty Rd Heidelberg Heights	3	House	\$950,000	29 May 2026
 3/174 Porter Rd Heidelberg Heights	2	Unit	\$730,000	29 May 2026
 16 Leonard St Heidelberg Heights	3	House	\$970,000	26 May 2026
 94 Lloyd St HEIDELBERG HEIGHTS	3	House	\$875,000	25 May 2026

HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/3 Shakespeare Gr Heidelberg Heights	3	Subdivided Unit/Villa/Townhouse	\$720,000	21 May 2026
 32 Miller St HEIDELBERG HEIGHTS	4	Townhouse	\$971,000	20 May 2026
 2/504 Waterdale Rd Heidelberg Heights	2	Flat/Unit/Apartment	\$665,000	15 May 2026
 2/71 Altona St Heidelberg Heights	2	Townhouse	\$670,000	08 May 2026
 1/43 Outhwaite Rd Heidelberg Heights	3	Unit	\$935,000	07 May 2026
 83 Edwin St Heidelberg Heights	3	House	\$1,250,000	06 May 2026
 81 Edwin St Heidelberg Heights	2	House	\$950,000	06 May 2026
 1/82 Porter Rd Heidelberg Heights	3	Townhouse	\$820,000	04 May 2026
 31 St Hellier St Heidelberg Heights	3	House	\$997,000	02 May 2026
 4/115 Waiora Rd Heidelberg Heights	2	Townhouse	\$712,500	01 May 2026

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Address	Bedrooms	Type	Price	Sold
 3/43 Outhwaite Rd Heidelberg Heights	3	Townhouse	\$852,500	29 Apr 2026
 2/37 Waiora Rd Heidelberg Heights	2	Unit	\$680,000	28 Apr 2026
 2/18 Bamfield Rd HEIDELBERG HEIGHTS	2	Townhouse	\$661,000	23 Apr 2026
 79 Altona St Heidelberg Heights	3	House	\$901,500	22 Apr 2026
 470 Waterdale Rd Heidelberg Heights	3	House	\$975,000	21 Apr 2026
 16C Shelley St Heidelberg Heights	3	Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	\$835,000	21 Apr 2026
 2/32 Porter Rd Heidelberg Heights	2	Apartment	\$740,000	20 Apr 2026
 39 Shakespeare Gr Heidelberg Heights	4	House	\$1,170,000	18 Apr 2026
 6/10-12 Lawson Pde Heidelberg Heights	3	Unit	\$670,000	15 Apr 2026
 90 Lloyd St Heidelberg Heights	2	House	\$835,000	15 Apr 2026



Jellis Craig Ivanhoe
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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 01/07/2026

- 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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