



# Heidelberg Heights Suburb Report

— ●  
Your connection to property insights



**JellisCraig**

HEIDELBERG HEIGHTS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$950k

Quarterly price change

1.11% ↑

Median unit price<sup>1</sup>

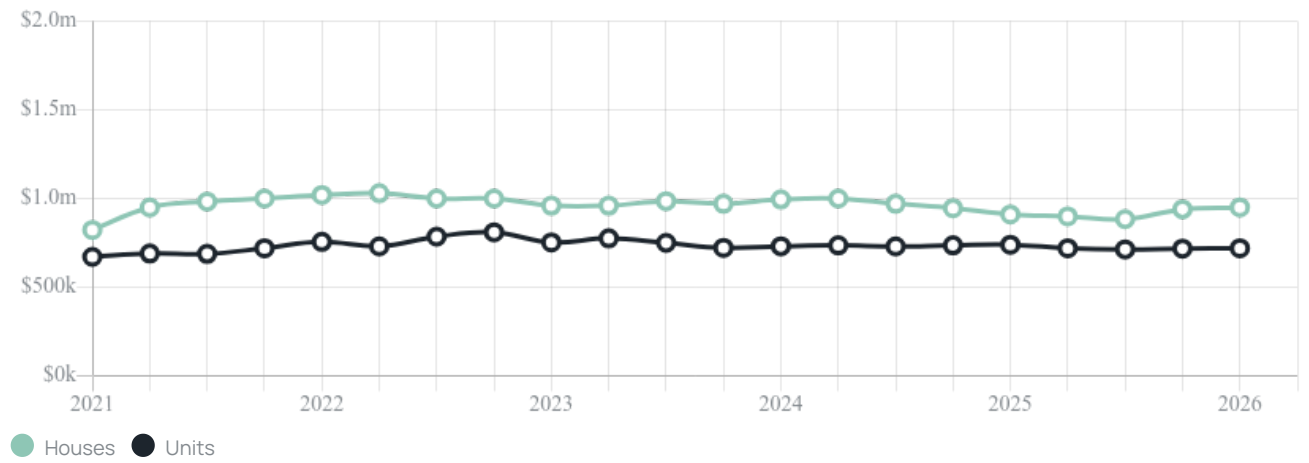
Median

\$720k

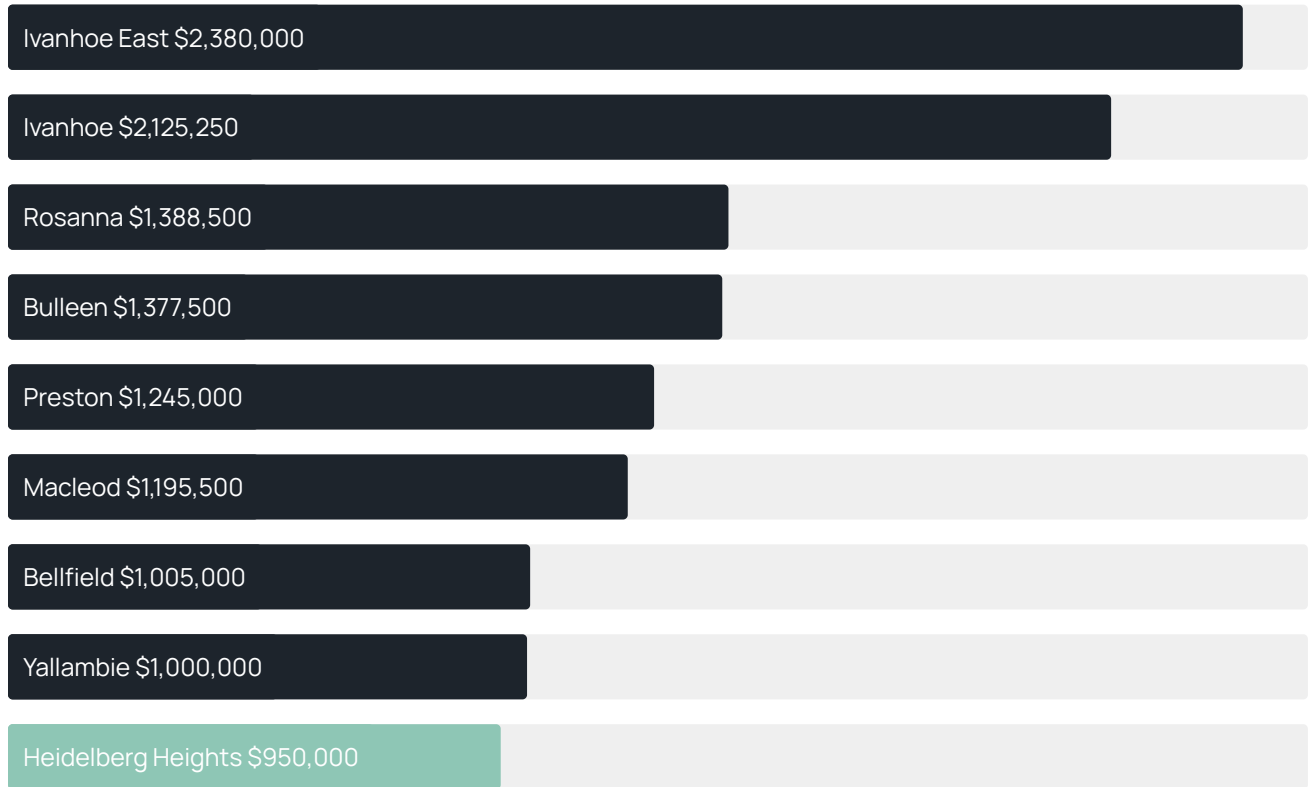
Quarterly price change

0.34% ↑

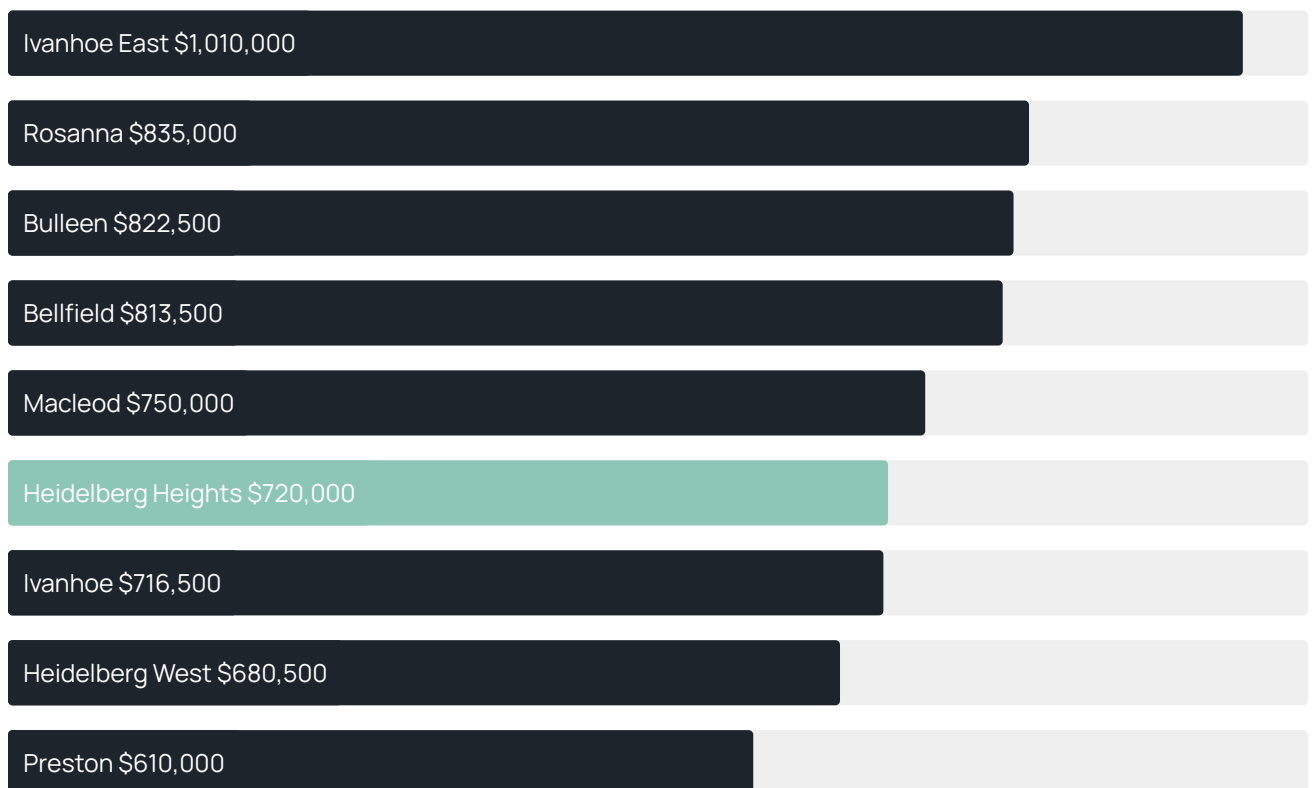
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 23%  
● Private 77%

Auction clearance rate<sup>3</sup>

72.73%

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

19 days

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

19 groups

Average hold period<sup>1</sup>

6.3 years

Dwelling type<sup>5</sup>



● Houses 62% ● Units 38%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

6,758

Median asking rent<sup>1</sup>

\$595 per week

Population growth<sup>5</sup>

11.02%

Rental yield<sup>1</sup>

2.96%

Median age<sup>5</sup>

35 years











Median household size<sup>5</sup>

2.3 people

HEIDELBERG HEIGHTS SUBURB REPORT

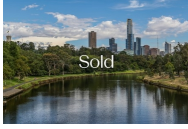






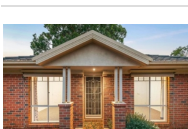
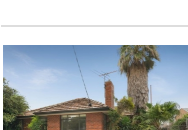
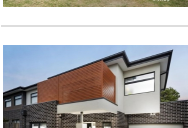
## Recent Heidelberg Heights sales

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








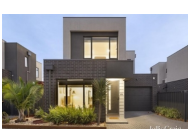


Address	Bedrooms	Type	Price	Sold
 16 Leonard St Heidelberg Heights	3	House	\$970,000	26 May 2026
 94 Lloyd St HEIDELBERG HEIGHTS	3	House	\$875,000	25 May 2026
 32 Miller St HEIDELBERG HEIGHTS	4	Townhouse	\$971,000	20 May 2026
 2/71 Altona St Heidelberg Heights	2	Townhouse	\$670,000	08 May 2026
 1/43 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
 3/43 Outhwaite Rd Heidelberg Heights	3	Townhouse	\$852,500	29 Apr 2026



## HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/39 Mcewan Rd Heidelberg Heights	2	Townhouse	\$630,000	11 Apr 2026

## HEIDELBERG HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Collins St Heidelberg Heights	3	House	\$750,000	08 Apr 2026
 55 Mcewan Rd Heidelberg Heights	2	House	\$885,000	03 Apr 2026
 1/10 Spencer St Heidelberg Heights	3	Townhouse	\$860,500	03 Apr 2026
 3/17 Lawson Pde Heidelberg Heights	1	Strata Unit/Flat	\$845,000	02 Apr 2026
 21 Swanston St Heidelberg Heights	4	House	\$1,142,000	30 Mar 2026
 3/38 Bamfield Rd Heidelberg Heights	3	Flat/Unit/Apartment	\$730,000	28 Mar 2026
 3/38-40 Bamfield Rd Heidelberg Heights	3	Townhouse	\$730,000	27 Mar 2026
 2/24 Alfred St Heidelberg Heights	2	Townhouse	\$830,000	27 Mar 2026
 3/95 Dresden St HEIDELBERG HEIGHTS	2	Unit	\$766,000	25 Mar 2026
 3/29 St Hellier St Heidelberg Heights	3	Townhouse	\$1,000,000	25 Mar 2026



**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 01/06/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.