



Heidelberg West Suburb Report



Your connection to property insights



JellisCraig

HEIDELBERG WEST SUBURB REPORT

Median house price¹

Median
\$800k

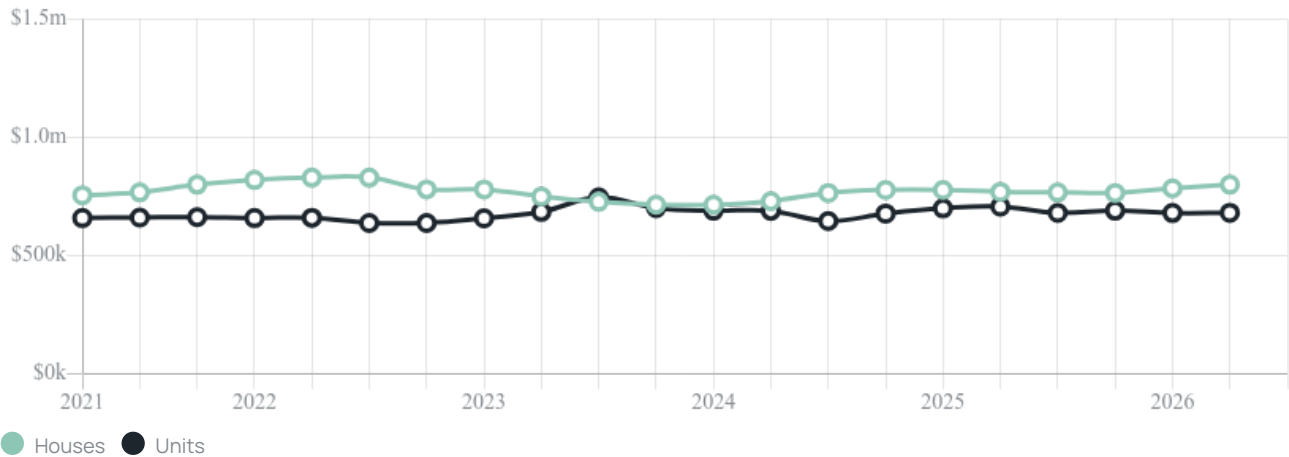
Quarterly price change
2.04% ↑

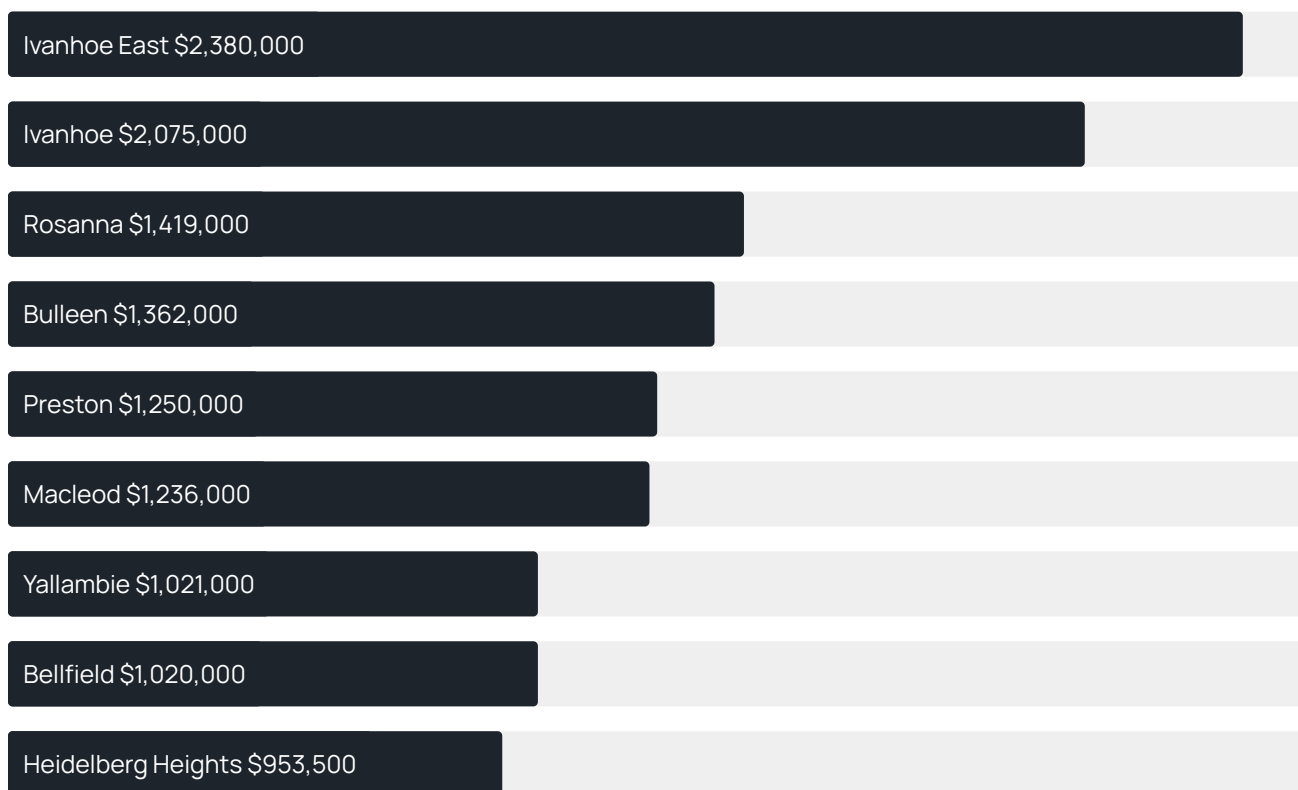
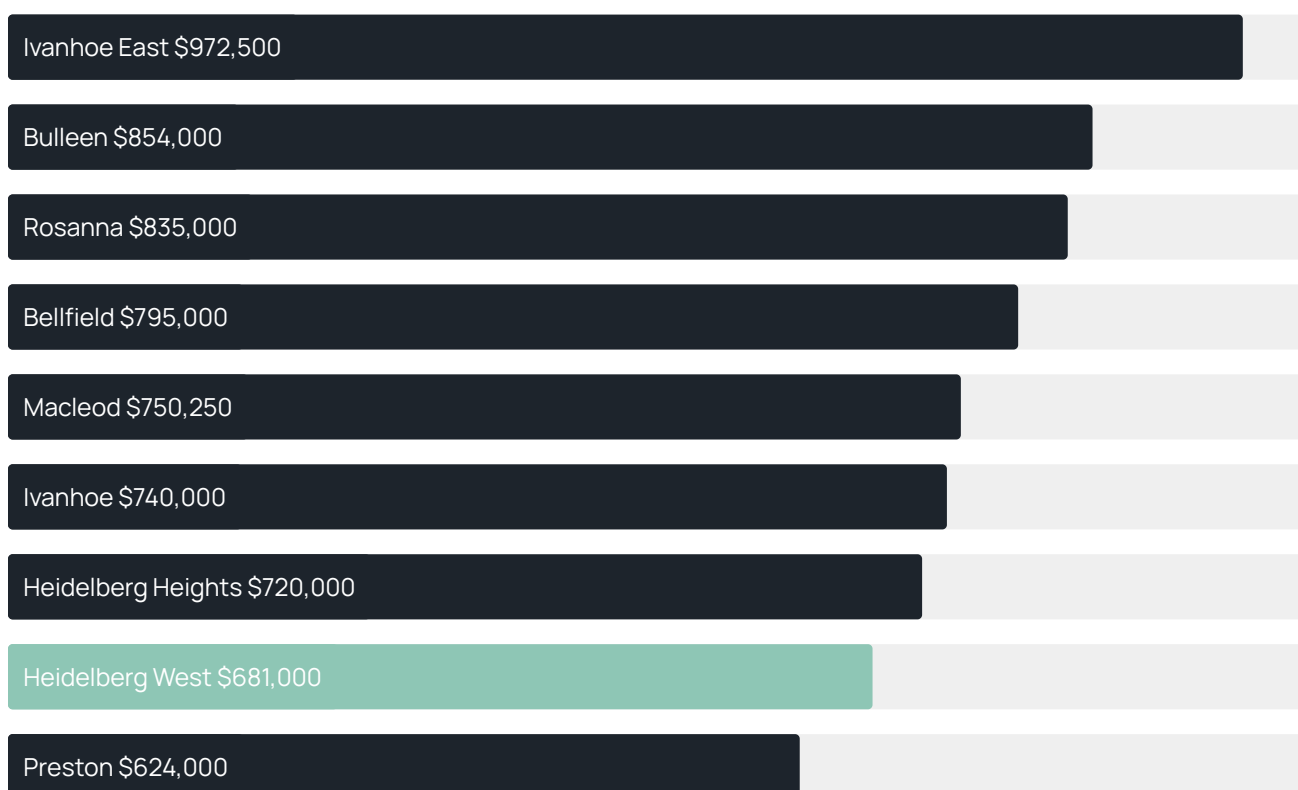
Median unit price¹

Median
\$681k

Quarterly price change
0.14% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 42%
● Private 58%

Auction clearance rate³

50%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

5.3 years

Dwelling type⁵

● Houses 56% ● Units 44%

Ownership⁵

● Owned outright 18% ● Mortgaged 30% ● Rented 52%

Population⁵

5,252

Median asking rent¹

\$550 per week

Population growth⁵

-5.28%

Rental yield¹

3.63%

Median age⁵

35 years

Median household size⁵

2.3 people

HEIDELBERG WEST SUBURB REPORT

Recent Heidelberg West 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
 374 Liberty Pde Heidelberg West	3	House	\$745,000	18 Jul 2026
 3/41 Morotai Pde Heidelberg West	3	Townhouse	\$871,000	07 Jul 2026
 12/409 Waterdale Rd Heidelberg West	3	Unit	\$640,000	01 Jul 2026
 1/113 Outhwaite Rd Heidelberg West	3	Townhouse	\$820,000	19 Jun 2026
 9 Corvette St Heidelberg West	2	House	\$552,500	13 Jun 2026
 2/278 Oriel Rd Heidelberg West	3	Townhouse	\$732,500	29 May 2026
 5/185 Oriel Rd Heidelberg West	3	Strata Unit/Flat	\$912,000	25 May 2026
 239 Liberty Pde Heidelberg West	3	House	\$885,000	11 May 2026
 18 Carbeena Pde Heidelberg West	5	House	\$960,000	11 May 2026
 58 Alamein Rd Heidelberg West	3	House	\$730,000	09 May 2026

HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/243 Oriel Rd Heidelberg West	2	Flat/Unit/Apartment	\$700,000	09 May 2026
 3/185 Oriel Rd Heidelberg West	2	Strata Unit/Flat	\$727,500	08 May 2026
 4/185 Oriel Rd Heidelberg West	3	Strata Unit/Flat	\$750,000	04 May 2026
 1/185 Oriel Rd Heidelberg West	4	Flat/Unit/Apartment	\$899,000	02 May 2026
 164 Oriel Rd Heidelberg West	2	House	\$690,000	22 Apr 2026
 69 Tobruk Av Heidelberg West	2	House	\$811,000	21 Apr 2026
 130 Altona St Heidelberg West	3	House	\$900,000	18 Apr 2026
 98 Alamein Rd Heidelberg West	3	House	\$620,000	18 Apr 2026
 34 Timor Pde Heidelberg West	3	House	\$895,000	13 Apr 2026
 59 Alamein Rd Heidelberg West	3	House	\$641,000	08 Apr 2026

HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 South Cr Heidelberg West	2	House	\$900,000	03 Apr 2026
 33 Morobe St Heidelberg West	3	House	\$902,500	01 Apr 2026
 16 Pacific Dr Heidelberg West	3	House	\$765,000	31 Mar 2026
 3/287 Liberty Pde Heidelberg West	2	Flat/Unit/Apartment	\$625,000	30 Mar 2026
 2/8 Hibiscus Ct Heidelberg West	2	Townhouse	\$655,000	25 Mar 2026
 3/300 Oriel Rd Heidelberg West	2	Flat/Unit/Apartment	\$710,000	24 Mar 2026
 9/20 Setani Cr Heidelberg West	2	Unit	\$540,000	22 Mar 2026
 5/409 Waterdale Rd Heidelberg West	3	Unit	\$750,000	21 Mar 2026
 6/300 Oriel Rd Heidelberg West	2	Flat/Unit/Apartment	\$710,000	20 Mar 2026
 6/157 Southern Rd Heidelberg West	3	Subdivided Unit/Villa/Townhouse	\$830,000	18 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 01/08/2026

- 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.