



# Heidelberg West Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

HEIDELBERG WEST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$765k

Quarterly price change

-0.32% ↓

Median unit price<sup>1</sup>

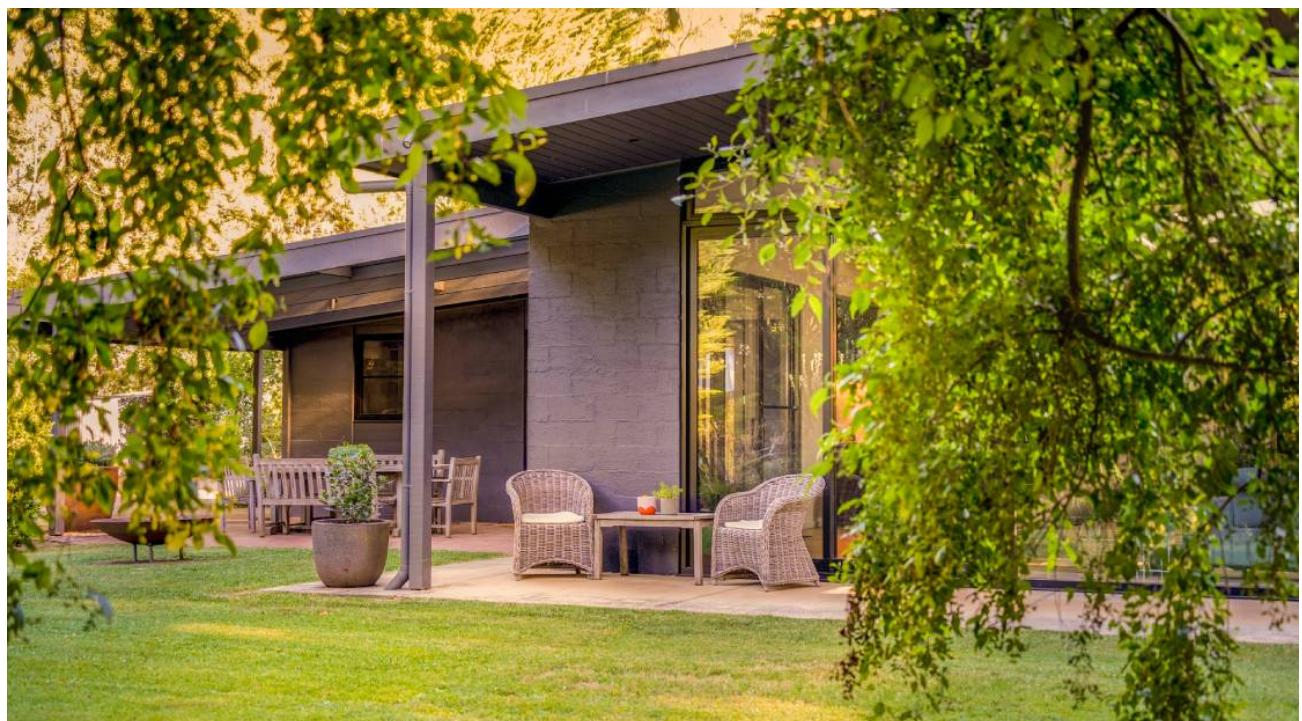
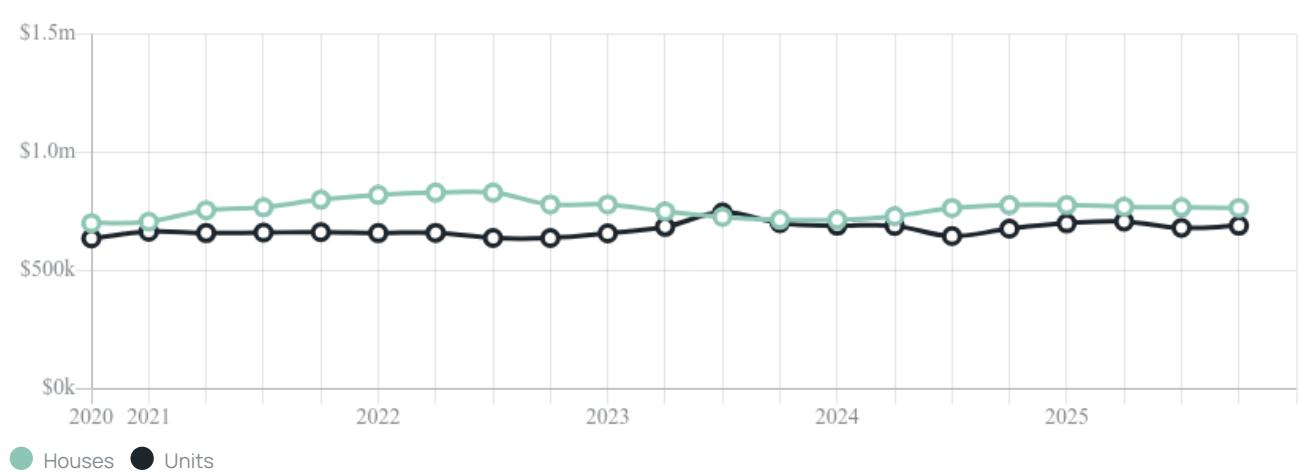
Median

\$690k

Quarterly price change

1.39% ↑

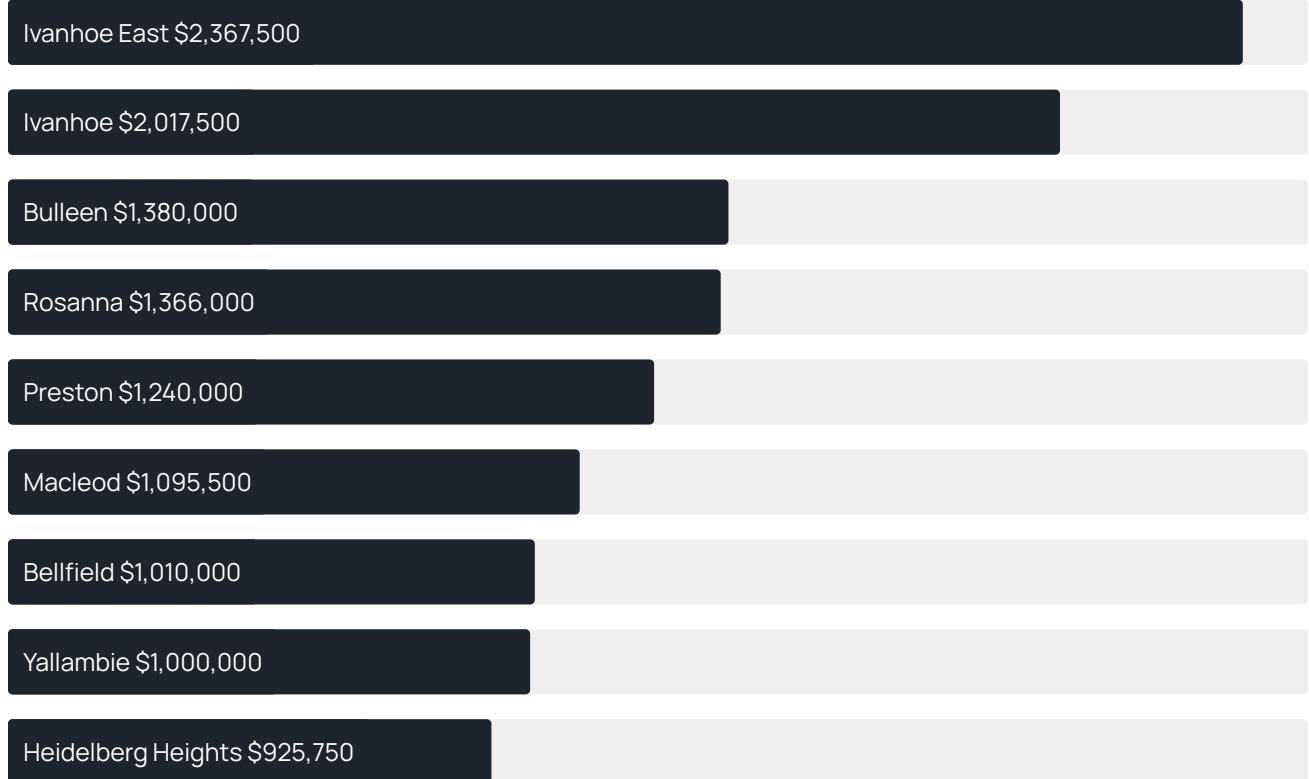
Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## HEIDELBERG WEST SUBURB REPORT

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



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



# Sales Snapshot

HEIDELBERG WEST SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 46%  
● Private 54%

## Auction clearance rate<sup>3</sup>

76.92%

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

24 days

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

24 groups

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## Average hold period<sup>1</sup>

5.3 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 56% ● Units 44%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

5,252

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## Median asking rent<sup>1</sup>

\$533 per week

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## Population growth<sup>5</sup>

-5.28%

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## Rental yield<sup>1</sup>

3.63%

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## Median age<sup>5</sup>

35 years

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## Median household size<sup>5</sup>

2.3 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 23 Pacific Dr Heidelberg West	3	House	\$970,000	27 Jan 2026
 55 Morotai Pde Heidelberg West	3	Townhouse	\$838,000	27 Jan 2026
 6 Satelberg Ct Heidelberg West	2	House	\$900,000	23 Jan 2026
 303 Oriel Rd Heidelberg West	4	House	\$895,000	20 Dec 2025
 12 Kanimbla Ct Heidelberg West	2	House	\$740,000	13 Dec 2025
 6 Blackwood Pde HEIDELBERG WEST	2	House	\$470,000	08 Dec 2025
 14 Timor Pde Heidelberg West	3	House	\$891,000	06 Dec 2025
 13 Midway St HEIDELBERG WEST	3	House	\$605,000	29 Nov 2025
 24 Perth St Heidelberg West	3	House	\$850,000	26 Nov 2025
 3/27 Ebony Pde Heidelberg West	3	Townhouse	\$820,000	21 Nov 2025

# Sold Properties

## HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 141b Outhwaite Rd Heidelberg West	4	Flat/Unit/Apartment	\$642,000	19 Nov 2025
 43 Alamein Rd Heidelberg West	3	House	\$818,000	18 Nov 2025
 120 Ramu Pde Heidelberg West	2	Townhouse	\$701,500	17 Nov 2025
	1	Strata Flat - Single OYO Flat	\$478,000	17 Nov 2025
 4 Katoomba Ct Heidelberg West	2	House	\$715,000	15 Nov 2025
 11 Midway St Heidelberg West	3	House	\$560,000	14 Nov 2025
 2/157 Southern Rd Heidelberg West	3	Townhouse	\$658,000	12 Nov 2025
 4 Malahang Pde HEIDELBERG WEST	3	House	\$920,000	12 Nov 2025
 1/352 Liberty Pde Heidelberg West	3	Townhouse	\$760,000	11 Nov 2025
	2	House	\$720,000	11 Nov 2025

# Sold Properties

## HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2/263 Oriel Rd Heidelberg West	2	Flat/Unit/Apartment	\$675,000 10 Nov 2025
	97 Ramu Pde Heidelberg West	3	House	\$580,000 08 Nov 2025
	17 Calola St Heidelberg West	3	House	\$1,000,000 07 Nov 2025
	2/211 Liberty Pde Heidelberg West	3	Townhouse	\$805,000 31 Oct 2025
	2/65 Tobruk Av Heidelberg West	2	Strata Unit/Flat	\$674,000 30 Oct 2025
	11 Malacca St Heidelberg West	5	House	\$1,072,500 25 Oct 2025
	3/3 Blackwood Pde Heidelberg West	2	Townhouse	\$670,000 23 Oct 2025
	2/5 Ebony Pde Heidelberg West	2	Townhouse	\$645,000 21 Oct 2025
	38B Setani Cr Heidelberg West	2	House	\$700,000 17 Oct 2025
	35 Buna St Heidelberg West	2	House	\$650,000 15 Oct 2025



**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 01/02/2026

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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