



# Heidelberg West Suburb Report

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Your connection to property insights



**JellisCraig**

HEIDELBERG WEST SUBURB REPORT

Median house price<sup>1</sup>

Median

\$786k

Quarterly price change

2.74% ↑

Median unit price<sup>1</sup>

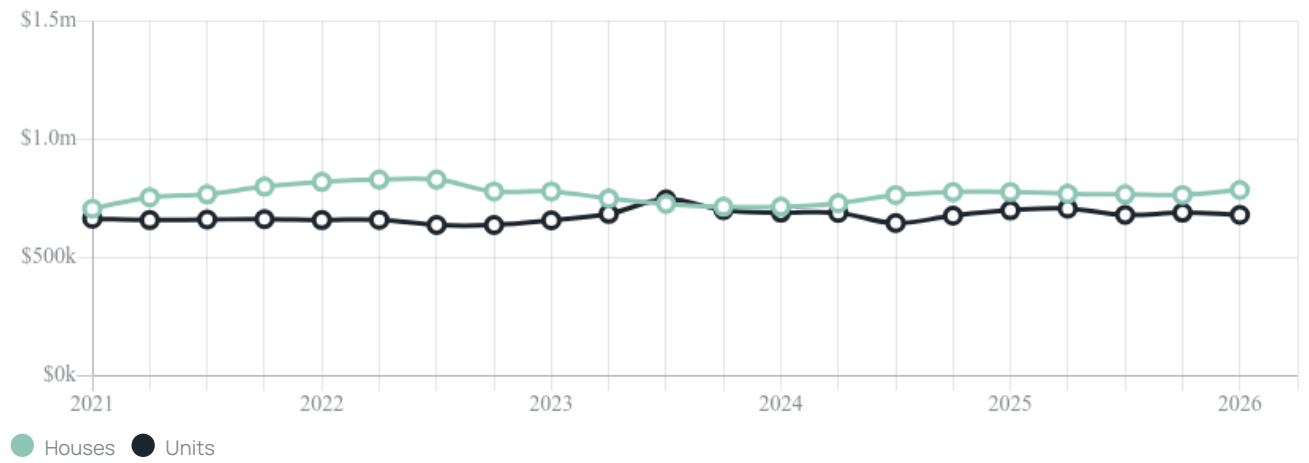
Median

\$681k

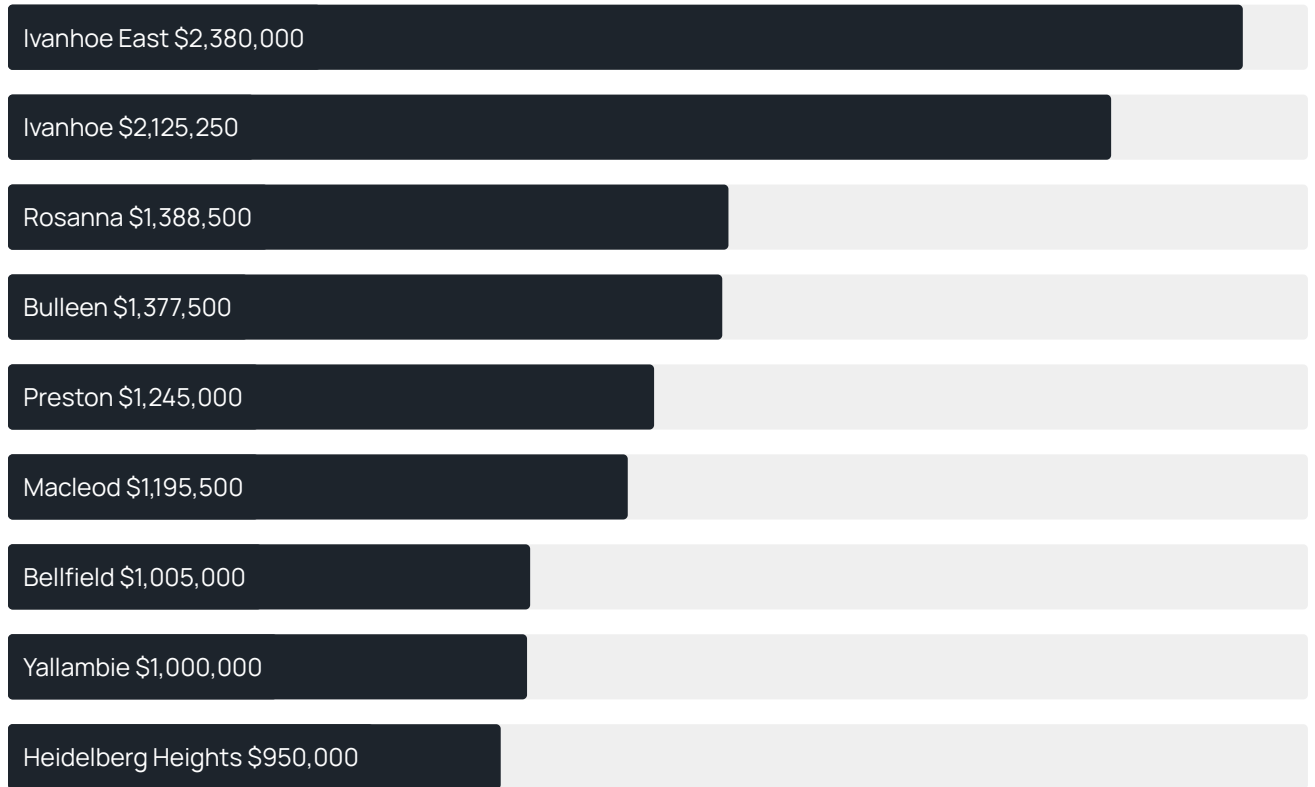
Quarterly price change

-1.37% ↓

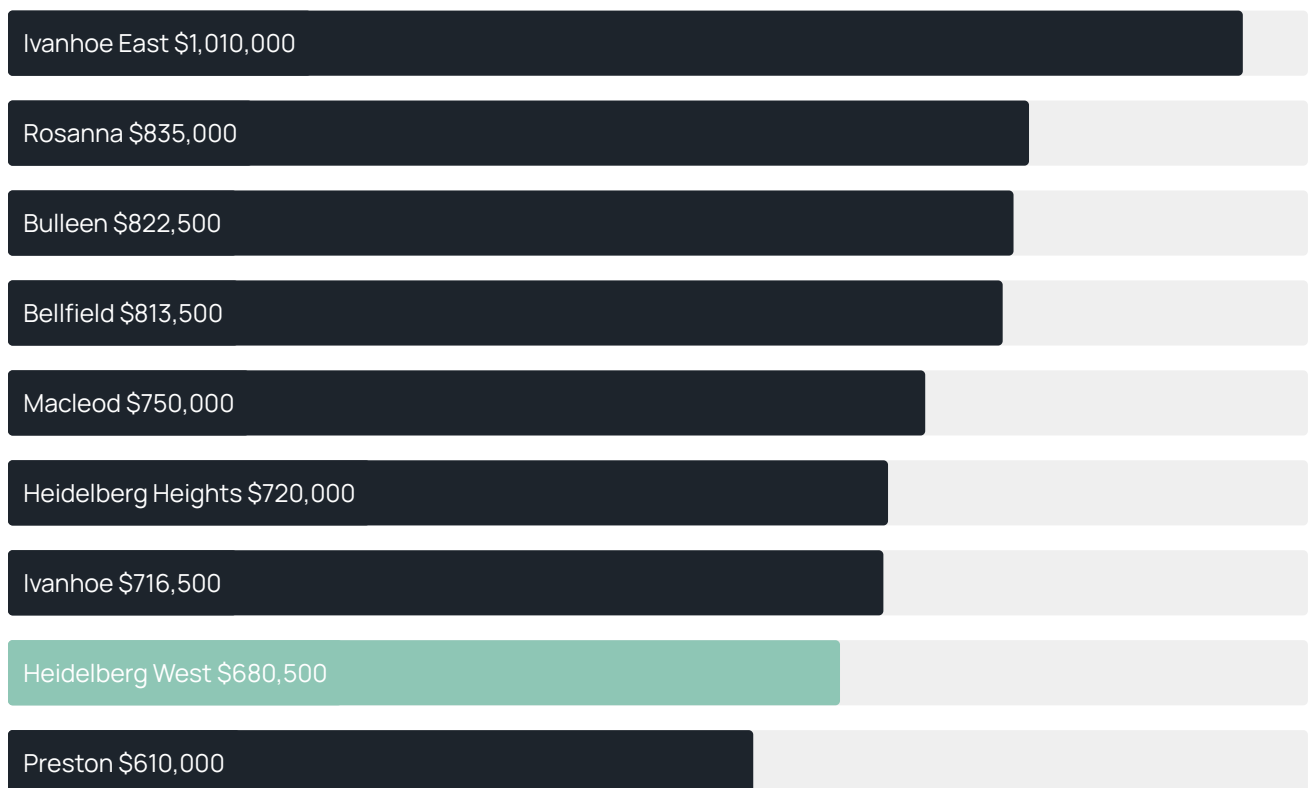
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 43%  
● Private 57%

Auction clearance rate<sup>3</sup>

70%

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

26 days

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

26 groups

Average hold period<sup>1</sup>

5.3 years

Dwelling type<sup>5</sup>



● Houses 56% ● Units 44%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

5,252

Median asking rent<sup>1</sup>

\$550 per week

Population growth<sup>5</sup>

-5.28%

Rental yield<sup>1</sup>

3.63%

Median age<sup>5</sup>

35 years











Median household size<sup>5</sup>

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

Address	Bedrooms	Type	Price	Sold
 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
 18 Carbeena Pde Heidelberg West	5	House	\$960,000	11 May 2026
 58 Alamein Rd Heidelberg West	3	House	\$730,000	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
 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

## HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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 Oriol 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

## HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 17 Killerton Cr Heidelberg West	2	House	\$610,000	17 Mar 2026
 9b Barce Pl Heidelberg West	3	House	\$811,000	15 Mar 2026
 12/20 Setani Cr Heidelberg West	2	Flat/Unit/Apartment	\$610,000	15 Mar 2026
 1/41 Morotai Pde Heidelberg West	3	Townhouse	\$848,000	12 Mar 2026
 36 Timor Pde Heidelberg West	4	House	\$880,000	06 Mar 2026
 4a Narvik Cr Heidelberg West	3	House	\$930,000	05 Mar 2026
 1 South Cr Heidelberg West	2	House	\$921,000	28 Feb 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.

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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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