



Heidelberg West

Suburb Report



Your connection to property insights



JellisCraig

HEIDELBERG WEST SUBURB REPORT

Median house price¹

Median

\$795k

Quarterly price change

0.63% ↑

Median unit price¹

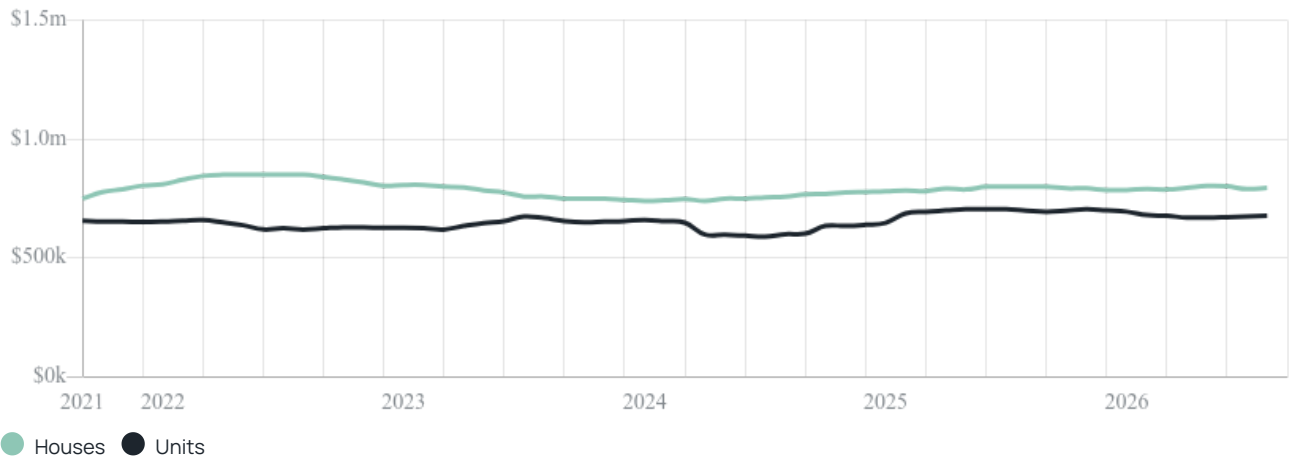
Median

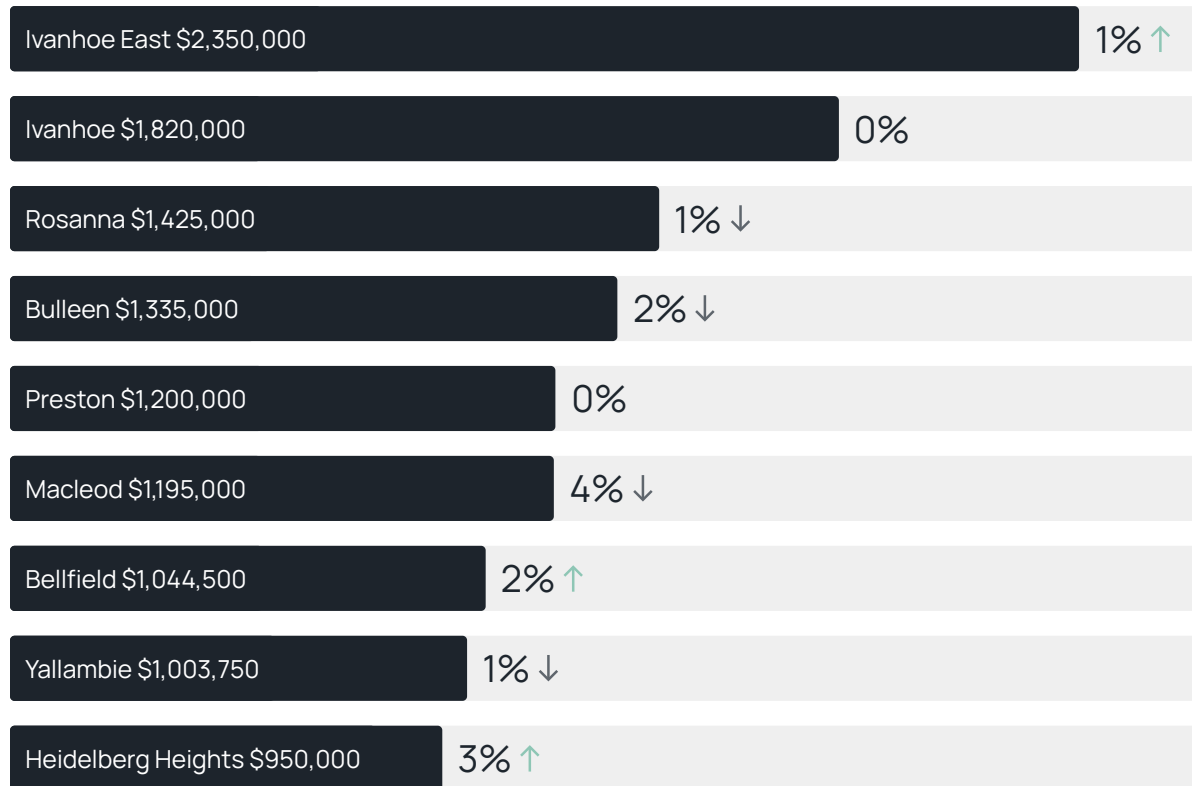
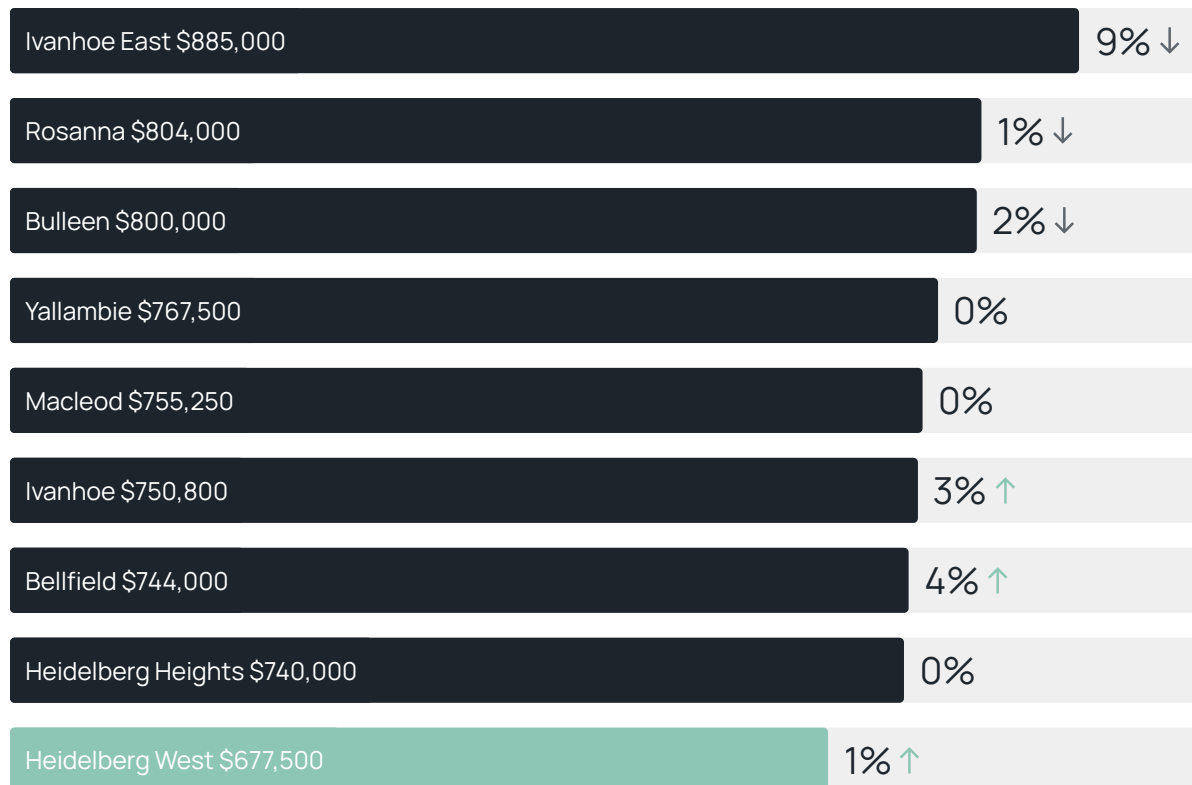
\$678k

Quarterly price change

0.44% ↑

Heidelberg West quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 22%
● Private 78%

Auction clearance rate³

33.33%

Median days on market³

House

Unit

27 days

36 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

House

Unit

13.6 years

7.0 years

Dwelling type⁵

● Houses 98% ● Units 2%

Ownership⁵

● Owned outright 17% ● Mortgaged 27% ● Rented 56%

Population⁵

5,252

Median asking rent per week¹

Unit

\$570

\$610

Population growth⁵

-5.28%

Rental yield¹

House

Unit

3.51%

4.68%

Median age⁵

35 years

Median household size⁵

2.3 people

Recent Heidelberg West sales²

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
 1/9 Ajax Court Heidelberg West	2	Unit	\$710,000	25 Sep 2026
 34 Wewak Parade Heidelberg West	4	House	\$1,000,000	18 Sep 2026
 806/294B Bell Street Heidelberg West	1	Apartment	\$355,000	18 Sep 2026
 267 Liberty Parade Heidelberg West	3	House	\$590,000	15 Sep 2026
 1/3 Lancewood Avenue Heidelberg West	4	Townhouse	\$820,000	11 Sep 2026
 28 Setani Crescent Heidelberg West	3	House	\$890,000	03 Sep 2026
 2/9 Ambon Court Heidelberg West	2	Townhouse	\$688,000	03 Sep 2026
 35 Morobe Street Heidelberg West	3	House	\$670,000	27 Aug 2026
 1/11 Setani Crescent Heidelberg West	2	Unit	\$610,000	25 Aug 2026
 1/12 Lancewood Avenue Heidelberg West	4	Townhouse	Undisclosed	25 Aug 2026

HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Pacific Drive Heidelberg West	3	House	\$815,000	21 Aug 2026
 3/12 Lancewood Avenue Heidelberg West	2	Townhouse	\$750,000	21 Aug 2026
 3/10 Redwood Street Heidelberg West	2	Townhouse	\$790,000	17 Aug 2026
 232 Oriel Road Heidelberg West	3	House	\$670,000	13 Aug 2026
 4/17 North Crescent Heidelberg West	4	Townhouse	\$922,500	13 Aug 2026
 5/6 Ceram Court Heidelberg West	3	Unit	\$720,000	12 Aug 2026
 3/297 Liberty Parade Heidelberg West	2	Townhouse	\$680,000	12 Aug 2026
 6/493 Waterdale Road Heidelberg West	3	Townhouse	\$872,000	12 Aug 2026
 1004b/294 Bell Street Heidelberg West	1	Apartment	\$340,000	11 Aug 2026
 5/31 Malahang Parade Heidelberg West	2	Unit	\$750,000	07 Aug 2026

HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/14 Catalina Street Heidelberg West	3	Unit	\$775,000	03 Aug 2026
 13/459 Waterdale Road Heidelberg West	2	Unit	\$455,000	01 Aug 2026
 1/10 Redwood Street Heidelberg West	2	Unit	Undisclosed	29 Jul 2026
 3/243 Oriel Road Heidelberg West	4	Townhouse	\$800,000	22 Jul 2026
 374 Liberty Parade Heidelberg West	3	House	\$745,000	18 Jul 2026
 107 Ramu Parade Heidelberg West	2	House	Undisclosed	14 Jul 2026
 2/138 Altona Street Heidelberg West	3	Townhouse	\$710,000	14 Jul 2026
 17 Kokoda Street Heidelberg West	3	House	\$750,000	13 Jul 2026
 61 Tobruk Avenue Heidelberg West	3	House	\$845,000	11 Jul 2026
 5/7 Cypress Street Heidelberg West	3	Townhouse	\$746,000	07 Jul 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 01/10/2026

Powered by  **PropTrack**

1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).