



Heidelberg West

Suburb Report



Your connection to property insights



JellisCraig

HEIDELBERG WEST SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$790k

Quarterly price change

-1.43% ↓

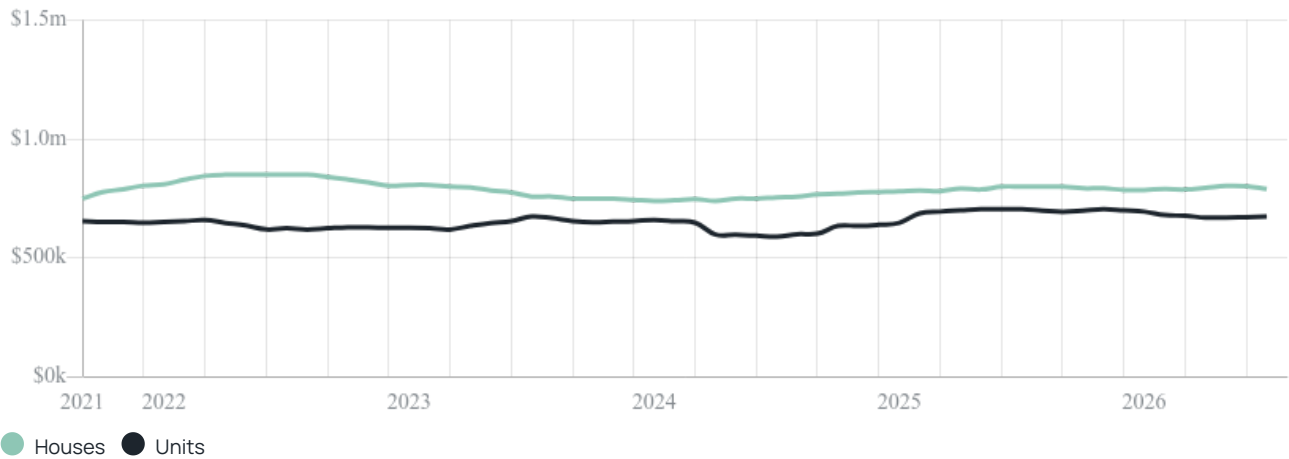
Median

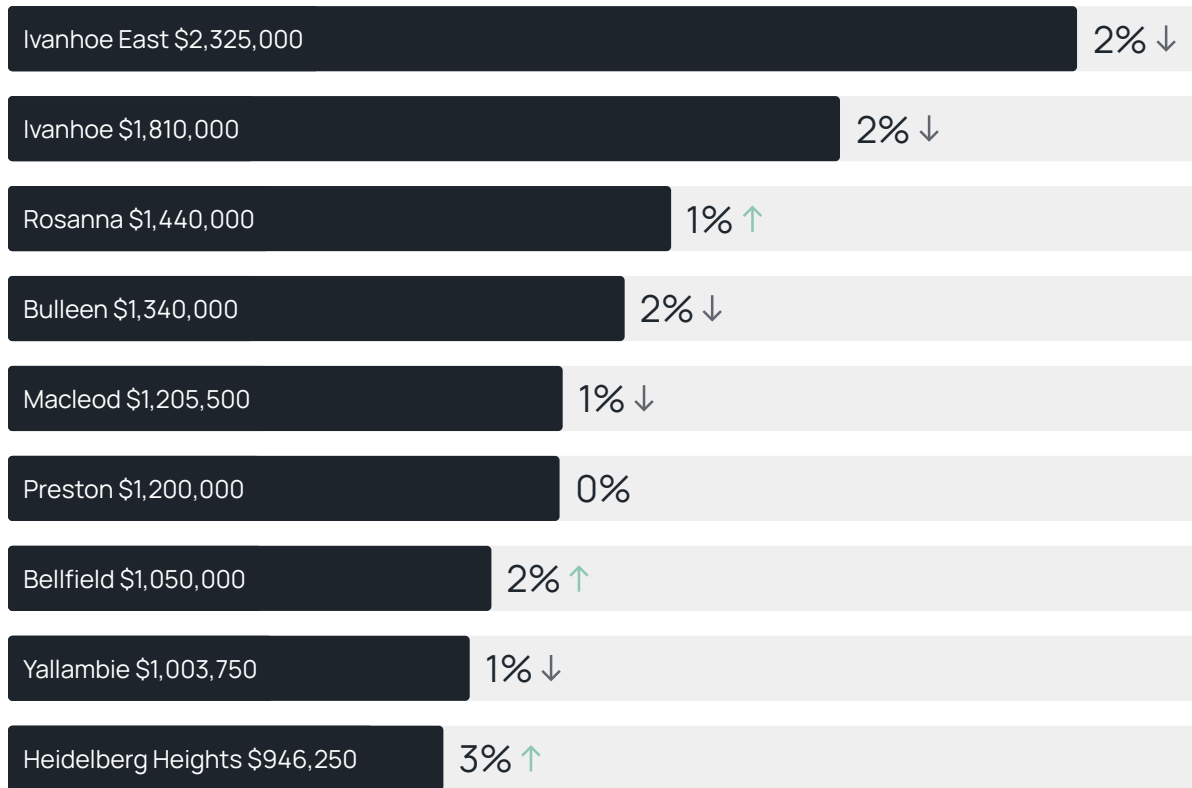
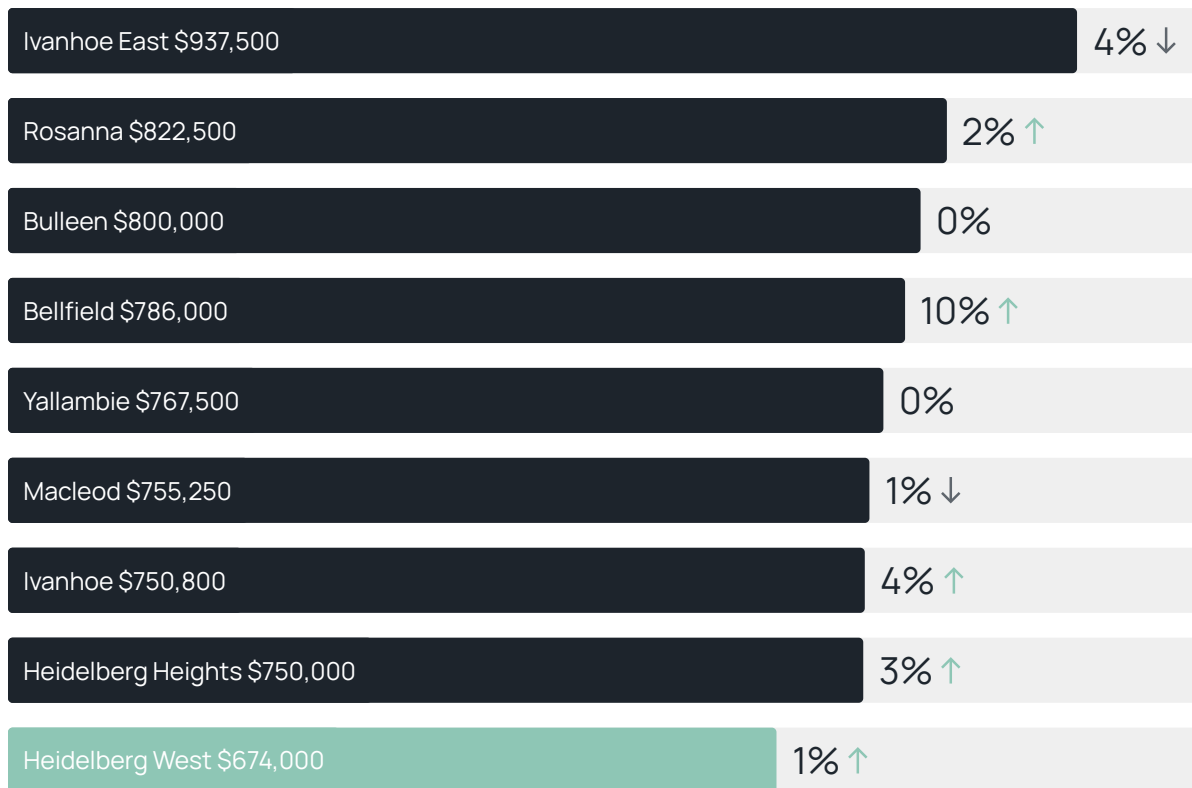
\$674k

Quarterly price change

0.30% ↑

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

30 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

House

Unit

14.7 years

8.5 years

Dwelling type⁵

● Houses 98% ● Units 2%

Ownership⁵

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

Population⁵

5,252

Median asking rent per week¹

Unit

\$580

\$600

Population growth⁵

-5.28%

Rental yield¹

House

Unit

3.46%

4.84%

Median age⁵

35 years

Median household size⁵

2.3 people

Recent Heidelberg West sales²

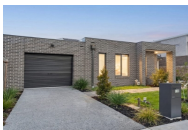
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 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	Undisclosed	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	Undisclosed	13 Jul 2026
 61 Tobruk Avenue Heidelberg West	3	House	Undisclosed	11 Jul 2026
 5/7 Cypress Street Heidelberg West	3	Townhouse	\$746,000	07 Jul 2026

HEIDELBERG WEST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/41 Morotai Parade Heidelberg West	3	Townhouse	\$871,000	07 Jul 2026
 2/13 North Crescent Heidelberg West	3	House	\$575,000	03 Jul 2026
 12/409 Waterdale Road Heidelberg West	3	Unit	\$640,000	01 Jul 2026
 505b/294 Bell Street Heidelberg West	1	Apartment	\$349,000	30 Jun 2026
 1/113 Outhwaite Road Heidelberg West	3	Townhouse	\$820,000	19 Jun 2026
 8 Boyd Cres Heidelberg West	4	House	\$871,500	16 Jun 2026
 8A Boyd Cres Heidelberg West	4	House	\$871,500	16 Jun 2026
 9 Corvette Street Heidelberg West	2	House	\$552,500	13 Jun 2026
 5/185 Oriel Road Heidelberg West	4	Townhouse	\$912,000	04 Jun 2026
 2/278 Oriel Road Heidelberg West	3	Townhouse	\$732,500	29 May 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 01/09/2026

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).