



Hepburn Springs Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HEPBURN SPRINGS SUBURB REPORT

Median house price¹

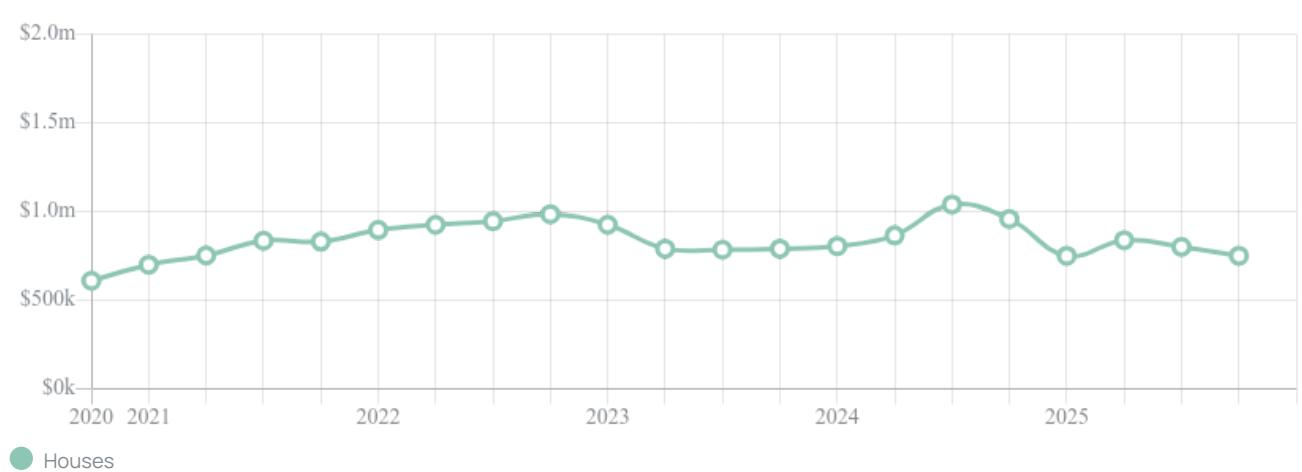
Median

\$750k

Quarterly price change

-6.25% ↓

Quarterly price change¹



Surrounding Suburbs

HEPBURN SPRINGS SUBURB REPORT

Median house price¹



Sales Snapshot

HEPBURN SPRINGS SUBURB REPORT

Sale method²



Median days on market³

83 days

Jellis Craig average inspection attendance per listing⁴

83 groups

Average hold period¹

7.5 years

Insights

Dwelling type⁵



● Houses 94% ● Units 6%

Ownership⁵



● Owned outright 40% ● Mortgaged 41% ● Rented 19%

Population⁵

368

Median asking rent¹

\$480 per week

Population growth⁵

11.85%

Rental yield¹

3.17%

Median age⁵

58 years

Median household size⁵

1.8 people

Recent Hepburn Springs 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

Address	Bedrooms	Type	Price	Sold
 2/114 Main Rd Hepburn Springs	2	Unit	\$500,000	30 Dec 2025
 3 Third St Hepburn Springs	4	House	\$540,000	25 Nov 2025
 2 Golden Springs Av Hepburn Springs	3	House	\$750,000	12 Nov 2025
 22a Forest Av Hepburn Springs	4	House	\$950,000	01 Nov 2025
 7 Main Rd Hepburn Springs	3	House	\$795,000	31 Oct 2025
 12 Second St Hepburn Springs	2	House	\$580,000	26 Oct 2025
 5 Lone Pine Av Hepburn Springs	3	House	\$723,000	18 Aug 2025
 93 Main Rd Hepburn Springs	3	House	\$750,000	13 Aug 2025
 12 Range Rd Hepburn Springs	2	House	\$665,000	11 Aug 2025
 7 Second St Hepburn Springs	3	House	\$850,000	08 Aug 2025

Sold Properties

HEPBURN SPRINGS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/25a Second St Hepburn Springs	3	House	\$800,000	20 Jun 2025
 21 Sixth St Hepburn Springs	2	House	\$412,000	06 Jun 2025
 10 Main Rd Hepburn Springs	3	House	\$1,100,000	09 Apr 2025
 60 Main Rd Hepburn Springs	3	House	\$900,000	13 Mar 2025



Jellis Craig Daylesford
5 Howe Street, Daylesford
03 9989 2525

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

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.