



Hepburn

# Suburb Report



Your connection to property insights



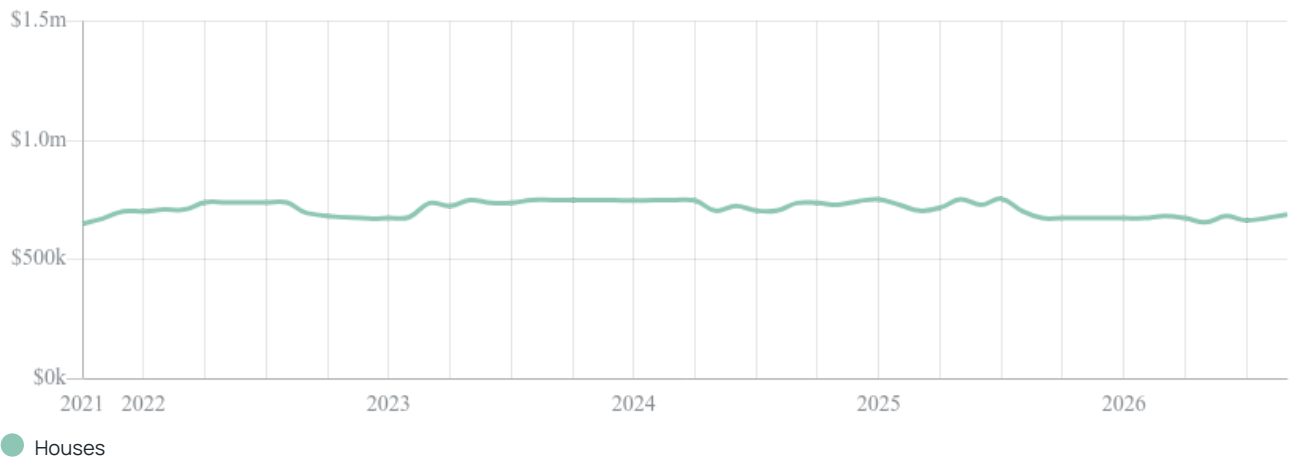
JellisCraig

Median house price

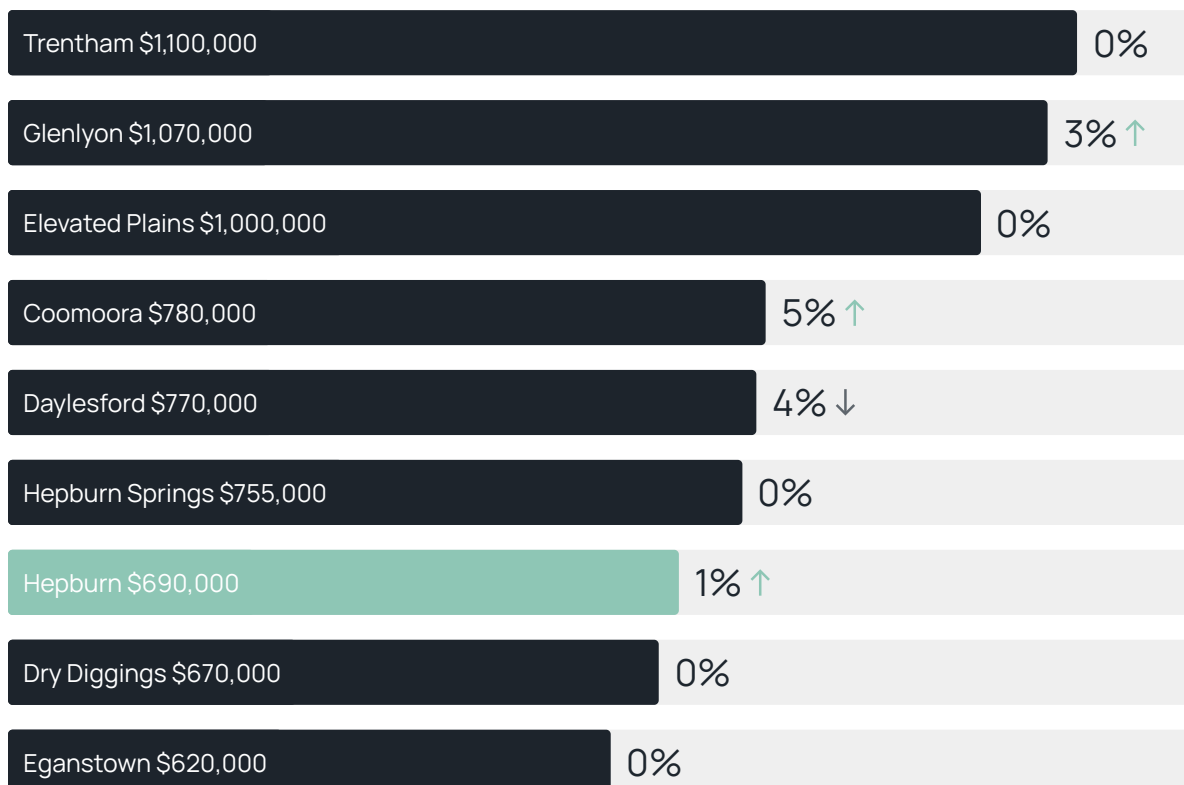
Median<sup>1</sup>  
\$690k

Monthly median price change<sup>2</sup>  
3.84% ↑

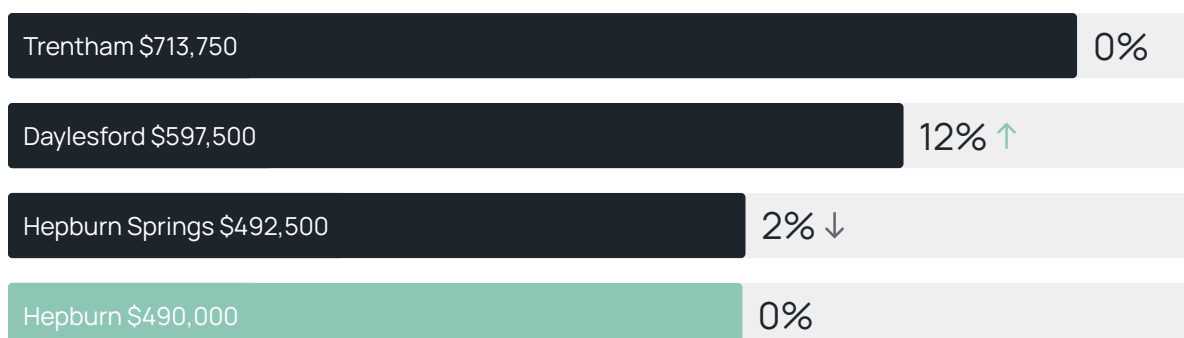
Hepburn monthly median property prices<sup>3</sup>



### Median house price<sup>1,2</sup>



### Median unit price<sup>1,2</sup>



Sale method<sup>1</sup>

● Private 100%

Median days on market<sup>5</sup>

House

Unit

182 days

461 days

Jellis Craig average inspection attendance per listing<sup>6</sup>

3 groups

Average hold period<sup>1</sup>

House

Unit

9.0 years

16.9 years

Dwelling type<sup>7</sup>

● Houses 100% ● Units 0%

Ownership<sup>7</sup>

● Owned outright 48% ● Mortgaged 37% ● Rented 15%

Population<sup>7</sup>

631

Population growth<sup>7</sup>

5.34%

Median age<sup>7</sup>

52 years

Median household size<sup>7</sup>

2.1 people

Median asking rent per week<sup>1</sup>

House

Unit

\$495

N/A

Rental yield<sup>8</sup>

House

Unit

4.08%

4.27%

Recent Hepburn sales<sup>5</sup>

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

| Address                                                                                                             | Bedrooms | Type  | Price     | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|-------------|
|  18A Vanina Street<br>Hepburn      | 2        | House | \$520,000 | 15 Oct 2026 |
|  44 Fourteenth Street<br>Hepburn   | 2        | House | \$650,000 | 30 Sep 2026 |
|  32 Western Avenue<br>Hepburn      | 4        | House | \$665,000 | 15 Sep 2026 |
|  11 Heath Avenue<br>Hepburn       | 3        | House | \$792,000 | 10 Sep 2026 |
|  221 Main Road<br>Hepburn        | 1        | House | \$510,000 | 12 Aug 2026 |
|  15A Wynvale Rise<br>Hepburn     | 3        | House | \$785,000 | 10 Jul 2026 |
|  1/11 Wynvale Rise<br>Hepburn    | 2        | House | \$490,000 | 17 Jun 2026 |
|  157 Main Road<br>Hepburn        | 4        | House | \$920,000 | 09 Apr 2026 |
|  15 Sixteenth Street<br>Hepburn  | 3        | House | \$639,000 | 01 Apr 2026 |
|  10 Eighteenth Street<br>Hepburn | 2        | House | \$465,000 | 13 Feb 2026 |

HEPBURN SUBURB REPORT

| Address                                                                                                             | Bedrooms | Type             | Price     | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|------------------|-----------|-------------|
|  Lot 7<br>236 Main Road            | 0        | Residential_land | \$285,000 | 07 Feb 2026 |
|  227 Main Road<br>Hepburn          | 3        | House            | \$795,000 | 19 Dec 2025 |
|  Lot 8/236 Main<br>Road<br>Hepburn | 4        | House            | \$380,000 | 01 Dec 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.

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Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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