



Herne Hill Suburb Report

Your connection to property insights



JellisCraig

Property Prices

HERNE HILL SUBURB REPORT

Median house price¹

Median
\$738k

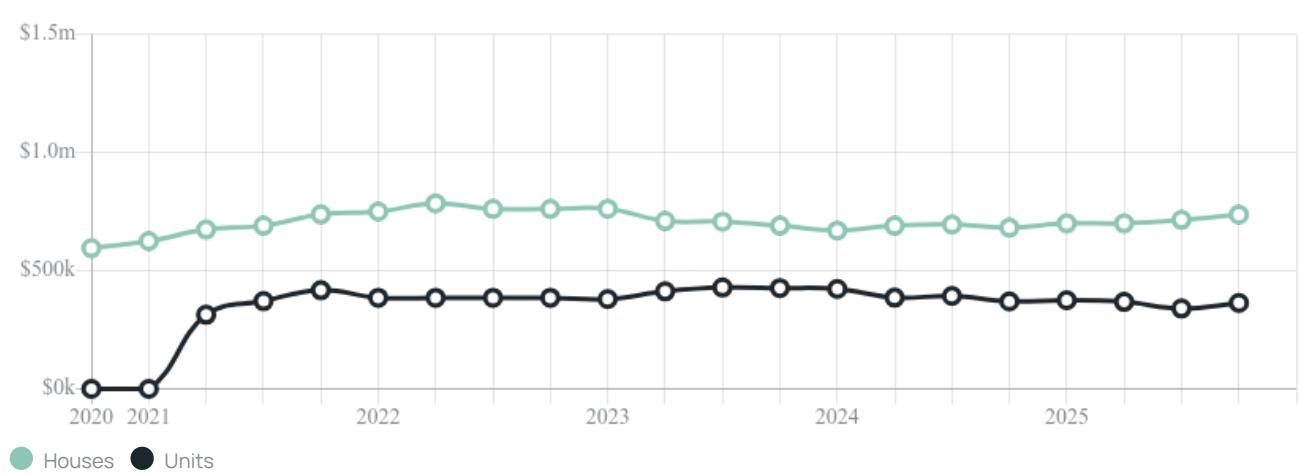
Quarterly price change
3.14% 

Median unit price¹

Median
\$364k

Quarterly price change
6.91% 

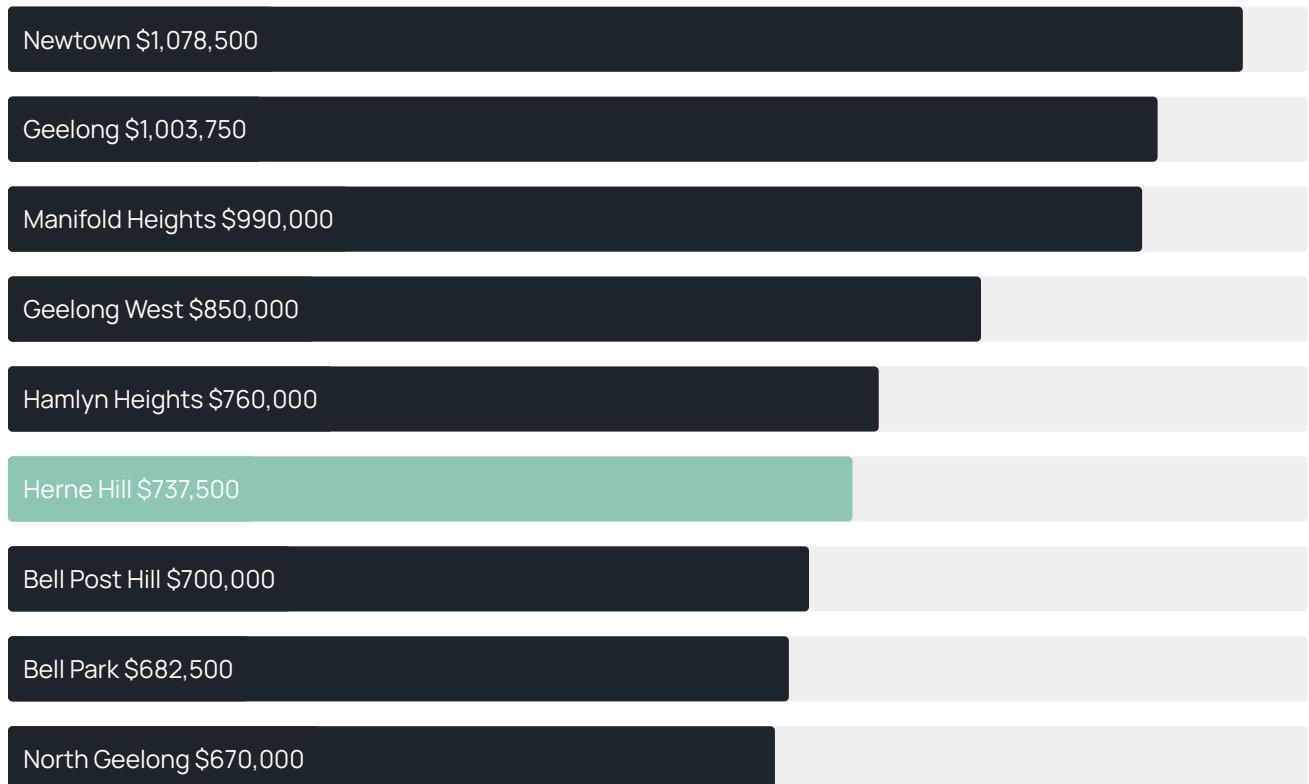
Quarterly price change¹



Surrounding Suburbs

HERNE HILL SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

HERNE HILL SUBURB REPORT

Sale method²



● Auction 16%
● Private 84%

Auction clearance rate³

100%

Median days on market³

22 days

Average hold period¹

8.1 years

Insights

Dwelling type⁵



● Houses 71% ● Units 29%

Ownership⁵



● Owned outright 29% ● Mortgaged 36% ● Rented 35%

Population⁵

3,507

Median asking rent¹

\$510 per week

Median age⁵

36 years

Rental yield¹

3.37%

Median household size⁵

2.1 people

HERNE HILL SUBURB REPORT

Recent Herne Hill 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
 4/6 Itkeston St Herne Hill	1	Unit	\$260,000	25 Jan 2026
 6/127 Minerva Rd Herne Hill	2	Unit	\$420,000	19 Jan 2026
 4/255 Church St Herne Hill	1	Unit	\$348,000	12 Jan 2026
 1/25 Hunt Rd Herne Hill	4	Townhouse	\$765,000	08 Jan 2026
 34 Heytesbury St Herne Hill	4	House	\$855,000	22 Dec 2025
 5 Wirksworth St Herne Hill	3	House	\$595,000	20 Dec 2025
 2/26 Wirksworth St Herne Hill	1	Unit	\$372,000	17 Dec 2025
 52 Graylea Av Herne Hill	3	House	\$730,000	16 Dec 2025
 54 Graylea Av Herne Hill	3	House	\$705,000	09 Dec 2025
 9 Rix St Herne Hill	3	House	\$650,000	04 Dec 2025

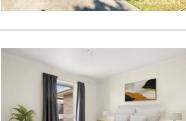
Sold Properties

HERNE HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 297b Church St Herne Hill	3	Unit	\$700,000	29 Nov 2025
 16 Mccurdy Rd Herne Hill	3	House	\$868,000	28 Nov 2025
 33 Douglass St Herne Hill	4	House	\$1,135,000	21 Nov 2025
 2/2 Bakewell St Herne Hill	1	Strata Unit/Flat	\$315,000	21 Nov 2025
 315 Church St Herne Hill	3	House	\$910,000	14 Nov 2025
 21A Maurice St Herne Hill	3	Townhouse	\$655,000	11 Nov 2025
 17 Mccurdy Rd Herne Hill	3	House	\$525,000	31 Oct 2025
 2 Marlborough St Herne Hill	1	House	\$705,000	29 Oct 2025
 128 Mccurdy Rd Herne Hill	3	House	\$910,000	22 Oct 2025
 14 Marlborough St Herne Hill	3	House	\$975,000	21 Oct 2025

Sold Properties

HERNE HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 84 Mccurdy Rd Herne Hill	3	House	\$751,810	17 Oct 2025
 4 Stafford St Herne Hill	3	House	\$800,000	15 Oct 2025
 49 Hennessy Av HERNE HILL	4	House	\$810,000	14 Oct 2025
 56a Itkeston St Herne Hill	3	Unit	\$805,000	09 Oct 2025
 14 Finchaven St Herne Hill	4	House	\$1,375,000	08 Oct 2025
 19 Maurice St Herne Hill	3	House	\$840,000	07 Oct 2025
 31 Castleton Rd Herne Hill	3	House	\$802,500	04 Oct 2025
 2/62 Kedleston Rd Herne Hill	1	House	\$297,000	01 Oct 2025
 1/30 Matlock St HERNE HILL	2	Flat/Unit/Apartment	\$450,000	30 Sep 2025
 4/257 Church St Herne Hill	1	Unit	\$302,000	19 Sep 2025



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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.



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

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