



Herne Hill

Suburb Report



Your connection to property insights



JellisCraig

HERNE HILL SUBURB REPORT

Median house price¹

Median

\$808k

Quarterly price change

0.62% ↑

Median unit price¹

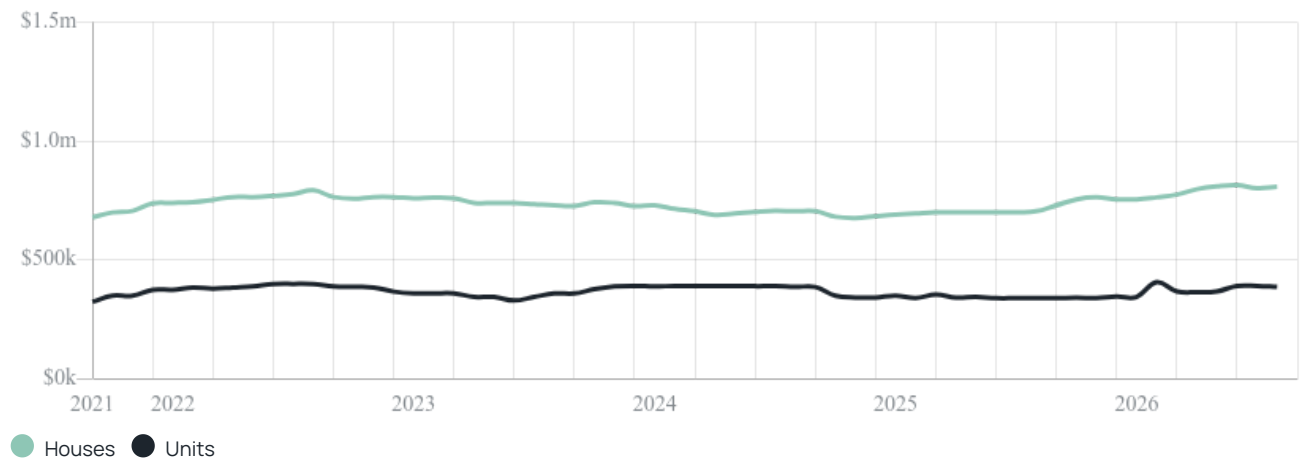
Median

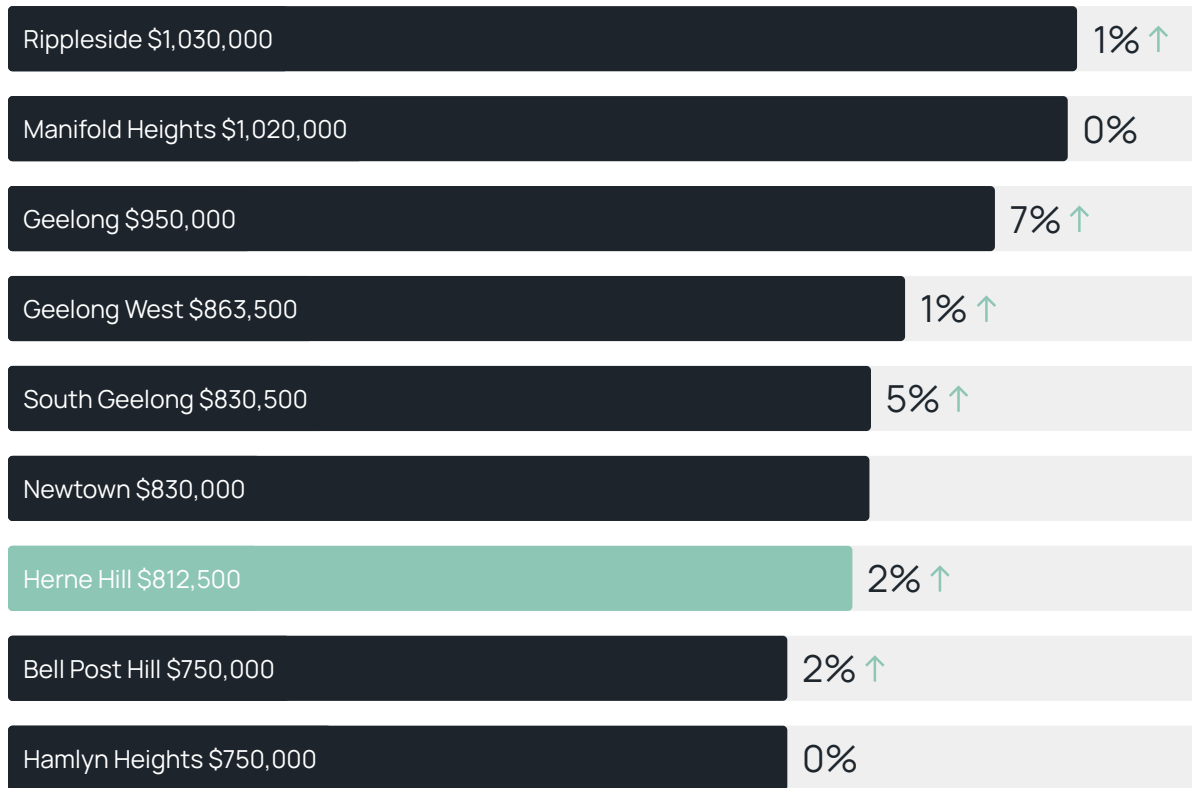
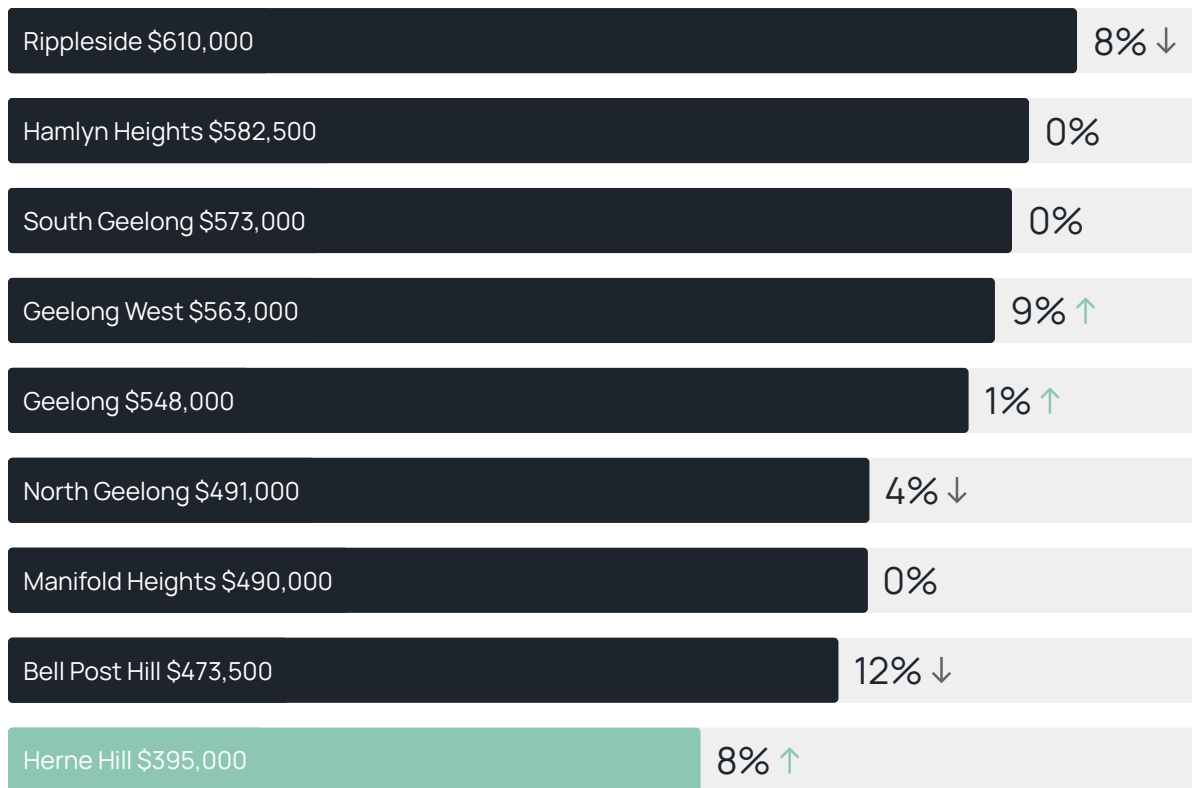
\$387k

Quarterly price change

-1.02% ↓

Herne Hill quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 11%
● Private 89%

Auction clearance rate³

50%

Median days on market³

House

Unit

19 days

23 days

Average hold period¹

House

Unit

12.2 years

10.8 years

Dwelling type⁵

● Houses 79% ● Units 21%

Ownership⁵

● Owned outright 27% ● Mortgaged 34% ● Rented 39%

Population⁵

3,507

Median asking rent per week¹

Unit

\$550

\$370

Median age⁵

36 years

Rental yield¹

House

Unit

3.67%

5.05%

Median household size⁵

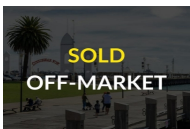
2.1 people

Recent Herne Hill sales²

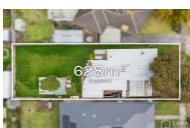
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 16 Everett Close Herne Hill	4	House	\$890,571	20 Aug 2026
 6/247-249 Church Street Herne Hill	1	Unit	\$330,000	13 Aug 2026
 35 Bakewell Street Herne Hill	2	Unit	\$555,000	12 Aug 2026
 1 Beckley Street Herne Hill	4	House	\$1,320,000	10 Aug 2026
 1/4 Rix Street Herne Hill	2	Unit	\$480,000	07 Aug 2026
 3 Staverly Road Herne Hill	4	House	\$1,250,000	06 Aug 2026
 23 Matlock Street Herne Hill	3	House	\$820,000	06 Aug 2026
 21 Castleton Road Herne Hill	3	House	\$740,000	05 Aug 2026
 1/7-9 Fraser Street Herne Hill	3	House	\$653,000	03 Aug 2026
 13 Castleton Road Herne Hill	3	House	\$730,000	01 Aug 2026

HERNE HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Panorama Road Herne Hill	3	House	\$741,000	31 Jul 2026
 23 Staverly Road Herne Hill	3	House	Undisclosed	30 Jul 2026
 15 Staverly Road Herne Hill	3	House	\$650,000	29 Jul 2026
 106 McCurdy Road Herne Hill	3	House	\$677,500	28 Jul 2026
 52 Hennessy Avenue Herne Hill	3	House	\$736,000	22 Jul 2026
 2/10 Matlock Street Herne Hill	3	House	\$615,000	22 Jul 2026
 12/35-37 Rix Street Herne Hill	1	Unit	\$306,000	17 Jul 2026
 78 Heytesbury Street Herne Hill	4	House	\$760,000	17 Jul 2026
 4/368-372 Autumn Street Herne Hill	2	House	\$440,000	14 Jul 2026
 24 Knight Avenue Herne Hill	3	House	\$700,000	13 Jul 2026

HERNE HILL SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 22 Fraser Street Herne Hill	3	House	\$740,000	10 Jul 2026
 39 Kedleston Road Herne Hill	3	House	\$840,000	10 Jul 2026
 5/18 Bakewell Street Herne Hill	2	Unit	\$350,000	06 Jul 2026
 18 Ashbourne Street Herne Hill	4	House	\$1,375,000	30 Jun 2026
 1/316 Autumn Street Herne Hill	3	Townhouse	\$630,000	19 Jun 2026
 5 Dundas Street Herne Hill	3	House	\$680,000	17 Jun 2026
 18 Kedleston Road Herne Hill	4	House	\$720,000	10 Jun 2026
 21 Derby Road Herne Hill	3	House	\$870,000	29 May 2026
 1/2 Everett Close Herne Hill	2	Unit	\$387,000	25 May 2026
 9 Graylea Avenue Herne Hill	3	House	\$631,000	23 May 2026



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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 01/09/2026

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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

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