

JellisCraig

MANIFOLD HEIGHTS

Suburb Report

Know your neighbourhood.



MANIFOLD HEIGHTS SUBURB REPORT

Median House Price*

Median

\$990k

Quarterly Price Change

-10.50% ↓

Median Unit Price*

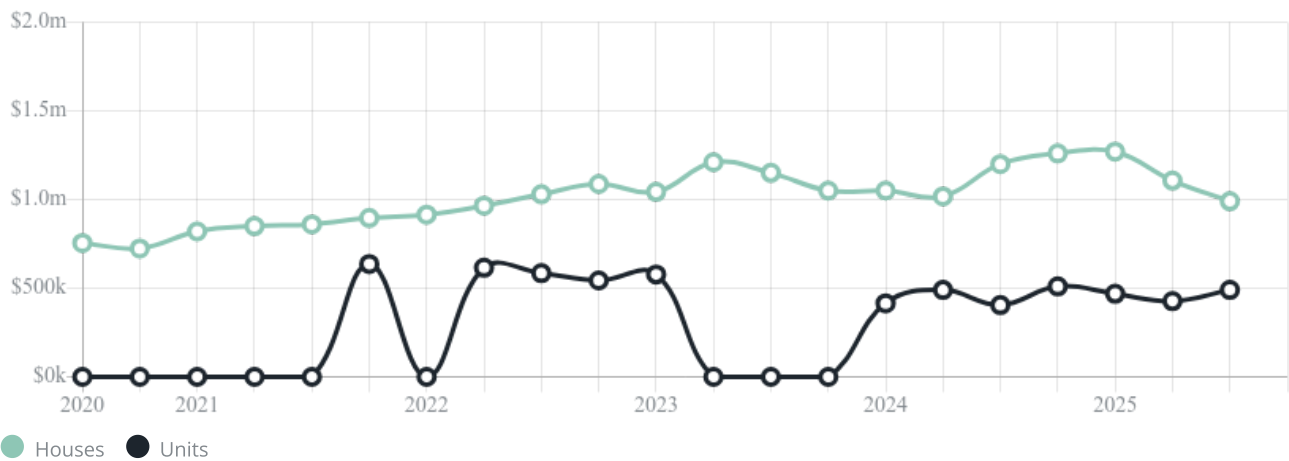
Median

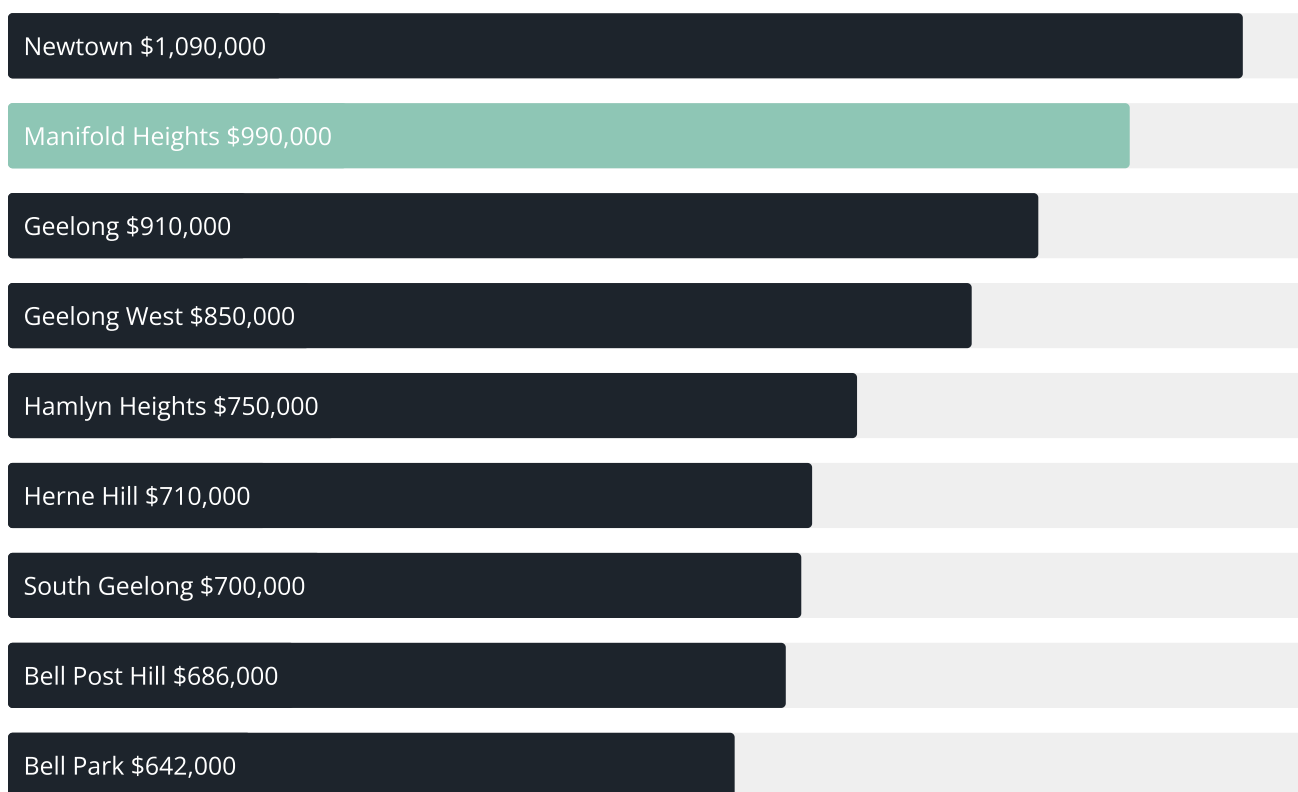
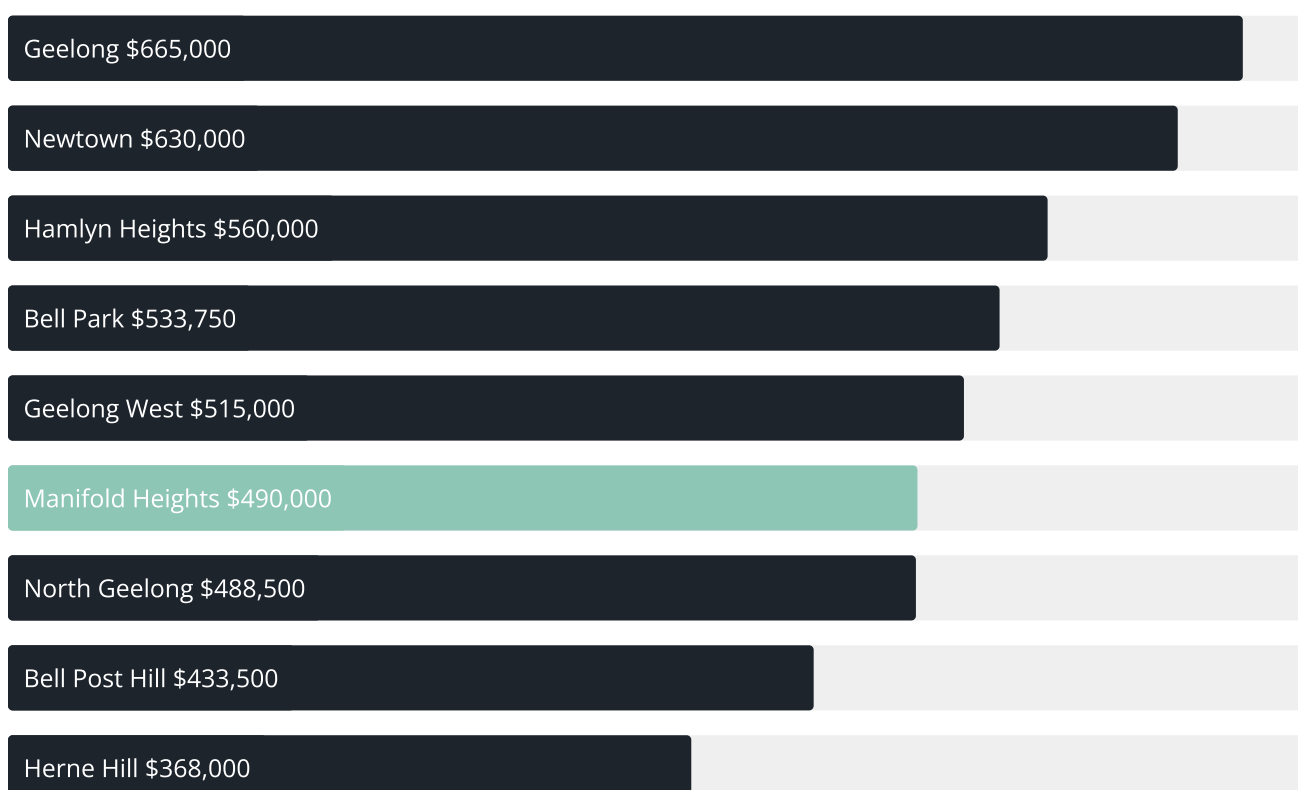
\$490k

Quarterly Price Change

14.88% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

MANIFOLD HEIGHTS SUBURB REPORT

Sale Method^{*}Auction Clearance Rate^{*}

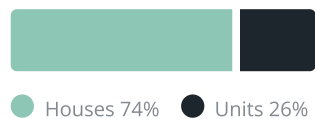
100%

Median Days on Market[^]

26 days

Average Hold Period^{*}

8.5 years

Dwelling Type[^]Ownership[^]Population[^]

2,681

Median Asking Rent per week^{*}

\$520

Population Growth[^]

0

Rental Yield^{*}

2.13%

Median Age[^]











39 years

Median Household Size[^]











2.4 people

MANIFOLD HEIGHTS SUBURB REPORT











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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 54 Sydenham Av Manifold Heights	3	House	\$745,000	15 Nov 2025
 4/9 Manifold St Manifold Heights	2	Unit	\$400,000	30 Oct 2025
 1a Douglass St Manifold Heights	3	House	\$890,000	23 Oct 2025
 1/9 Roxby St Manifold Heights	2	Unit	\$490,000	23 Oct 2025
 276 Autumn St Manifold Heights	3	House	\$890,000	18 Oct 2025
 2/44 Volum St Manifold Heights	2	Flat/Unit/Apartment	\$567,000	14 Oct 2025
 6 Calder St MANIFOLD HEIGHTS	3	House	\$1,025,000	14 Oct 2025
 9 Philip St Manifold Heights	3	House	\$1,200,000	04 Oct 2025
 33 Sydenham Av Manifold Heights	5	House	\$1,185,000	22 Sep 2025
 233 Shannon Av Manifold Heights	3	House	\$670,000	18 Sep 2025

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/63 Calder St MANIFOLD HEIGHTS	1	Unit	\$392,000	13 Sep 2025
 291 Autumn St Manifold Heights	3	House	\$960,000	10 Sep 2025
 284 Autumn St Manifold Heights	3	House	\$725,000	06 Sep 2025
 3/40-42 Calder St Manifold Heights	1	Unit	\$359,000	23 Aug 2025
 3/40 Calder St Manifold Heights	1	Strata Unit/Flat	\$359,000	23 Aug 2025
 2/15 Bostock Av Manifold Heights	2	Unit	\$490,000	18 Aug 2025
 46 Lascelles Av Manifold Heights	3	House	\$810,000	18 Aug 2025
 2a Sydenham Av Manifold Heights	3	House	\$840,000	12 Aug 2025
 4/22 Roxby St Manifold Heights	2	Unit	\$511,000	06 Aug 2025
 85 Shannon Av Manifold Heights	4	House	\$845,000	02 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 3 Purumbete Av Manifold Heights	3	House	\$920,000	02 Aug 2025
 187 Church St Manifold Heights	4	Flat/Unit/Apartment	\$636,000	18 Jul 2025
 47 Sydenham Av Manifold Heights	3	House	\$1,000,000	17 Jul 2025
 4/15 Bostock Av Manifold Heights	2	Unit	\$485,000	15 Jul 2025
 23 Volum St Manifold Heights	4	House	\$1,670,000	09 Jul 2025
 16 Girton Cr Manifold Heights	5	House	\$1,230,000	03 Jul 2025
 65 Shannon Av Manifold Heights	3	House	\$755,000	02 Jul 2025
 19 Calder St Manifold Heights	3	House	\$740,000	01 Jul 2025
 1/10 Oliver St Manifold Heights	2	Unit	\$368,000	25 Jun 2025
 3/13 Volum St Manifold Heights	2	Unit	\$400,000	23 Jun 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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