



Manifold Heights

Suburb Report



Your connection to property insights



JellisCraig

MANIFOLD HEIGHTS SUBURB REPORT

Median house price¹

Median

\$960k

Quarterly price change

-3.03% ↓

Median unit price¹

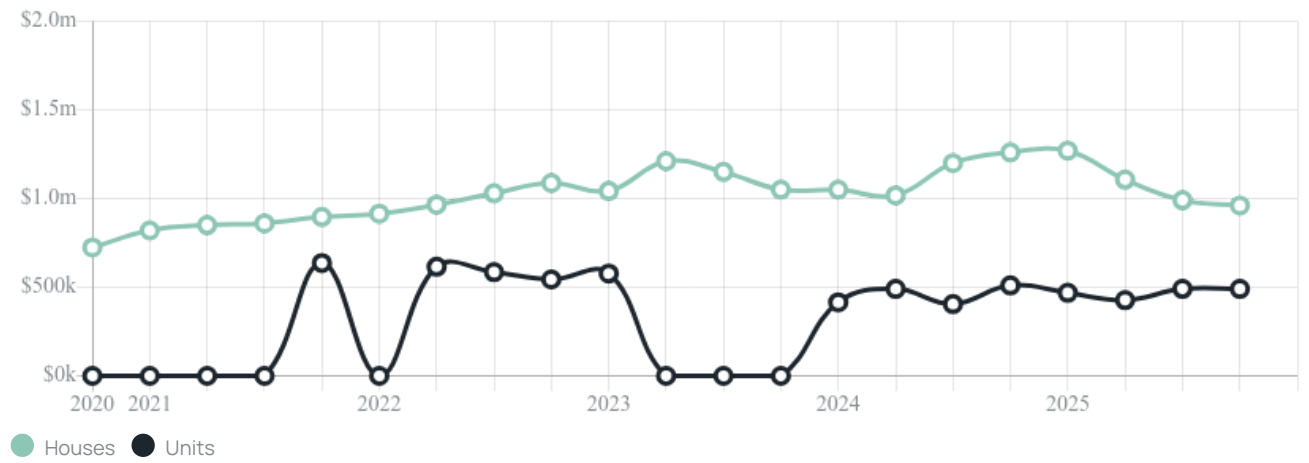
Median

\$490k

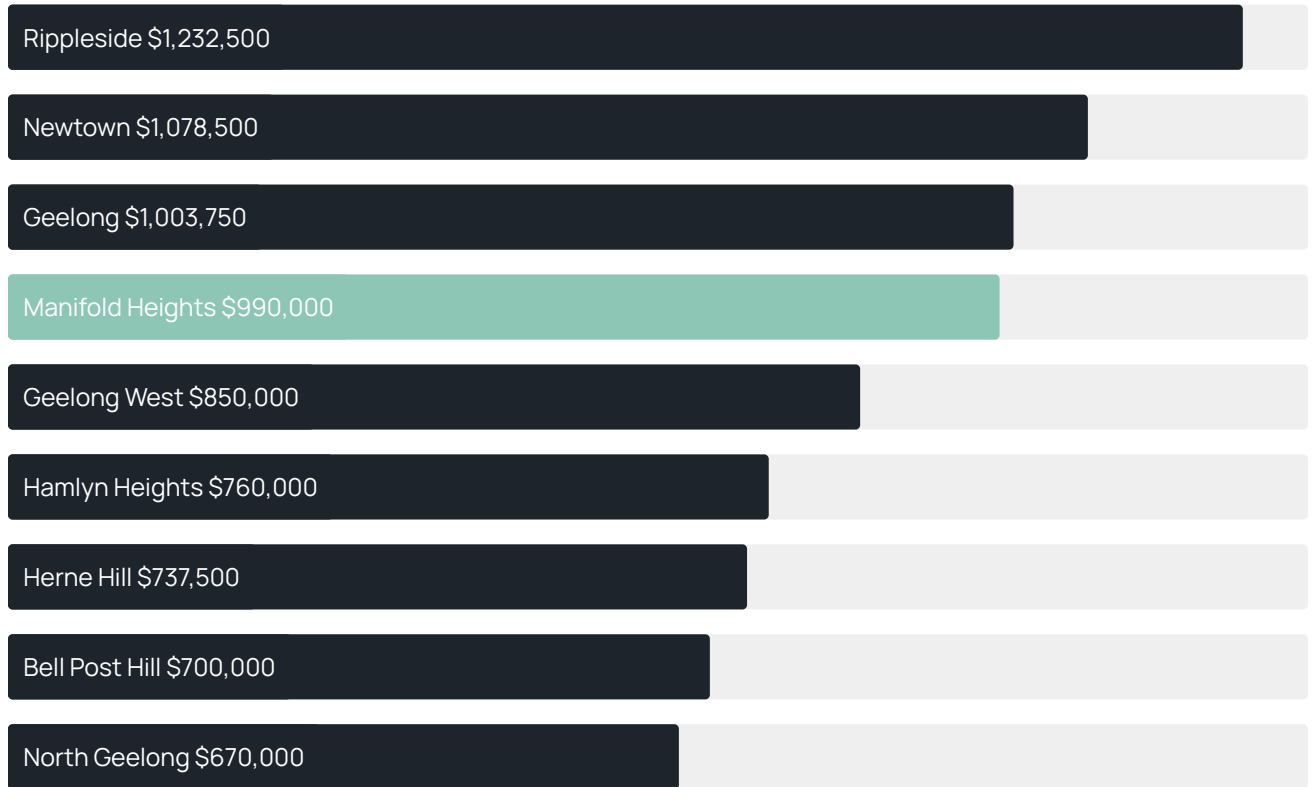
Quarterly price change

0.00% ↓

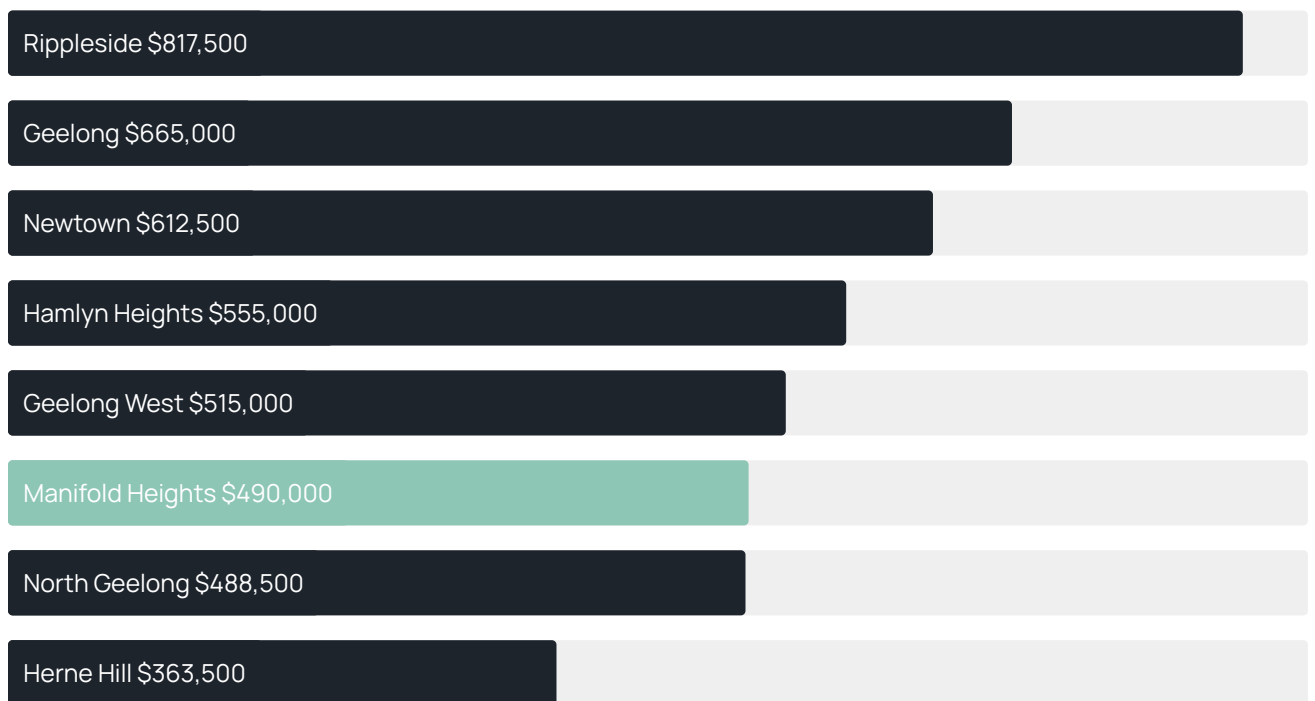
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 33%
- Private 67%

Auction clearance rate³

66.67%

Median days on market³

30 days

Average hold period¹

8.5 years

Dwelling type⁵



- Houses 74%
- Units 26%

Ownership⁵



- Owned outright 34%
- Mortgaged 37%
- Rented 29%

Population⁵

2,681

Median asking rent¹

\$540 per week

Population growth⁵

0

Rental yield¹

2.13%

Median age⁵

39 years











Median household size⁵

2.4 people







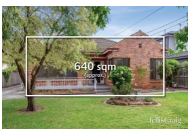



MANIFOLD HEIGHTS SUBURB REPORT

Recent Manifold Heights 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
 1/46 Sydenham Av Manifold Heights	2	Unit	\$460,000	27 Feb 2026
 34 Lascelles Av Manifold Heights	3	House	\$1,050,000	25 Feb 2026
 2/10 Volum St Manifold Heights	2	Unit	\$422,000	17 Feb 2026
 12B Calder St Manifold Heights	2	Unit	\$685,000	16 Feb 2026
 10 Girton Cr Manifold Heights	4	House	\$1,650,000	14 Feb 2026
 13 Sydenham Av Manifold Heights	3	House	\$1,300,000	12 Feb 2026
 3/1-3 Roxby St Manifold Heights	2	Unit	\$477,500	05 Feb 2026
 3/57 Shannon Av Manifold Heights	2	Flat/Unit/Apartment	\$390,000	02 Feb 2026
 4/44 Volum St Manifold Heights	2	Flat/Unit/Apartment	\$550,000	30 Jan 2026
 146 Minerva Rd Manifold Heights	4	House	\$1,006,000	19 Dec 2025

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Douglass St Manifold Heights	3	House	\$830,000	11 Dec 2025
 3/9 Manifold St Manifold Heights	2	Flat/Unit/Apartment	\$485,000	10 Dec 2025
 2/7 Trewheela Av Manifold Heights	3	Flat/Unit/Apartment	\$708,500	09 Dec 2025
 11 Wimmera Av Manifold Heights	3	House	\$1,220,500	04 Dec 2025
 248 Autumn St Manifold Heights	5	House	\$1,700,000	02 Dec 2025
 23 Girton Cr Manifold Heights	4	House	\$1,780,000	29 Nov 2025
 45 Calder St Manifold Heights	4	House	\$1,020,000	25 Nov 2025
 1/7 Trewheela Av Manifold Heights	3	Unit	\$709,500	22 Nov 2025
 54 Sydenham Av Manifold Heights	3	House	\$745,000	15 Nov 2025
 12A Calder St Manifold Heights	3	Townhouse	\$700,000	11 Nov 2025

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/10 Philip St Manifold Heights	3	House	\$675,000	06 Nov 2025
 4/9 Manifold St Manifold Heights	2	Unit	\$400,000	30 Oct 2025
 2/6 Strachan Av Manifold Heights	2	House	\$495,000	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



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/04/2026

- 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.