



# Manifold Heights Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

MANIFOLD HEIGHTS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$960k

Quarterly price change

-3.03% 

Median unit price<sup>1</sup>

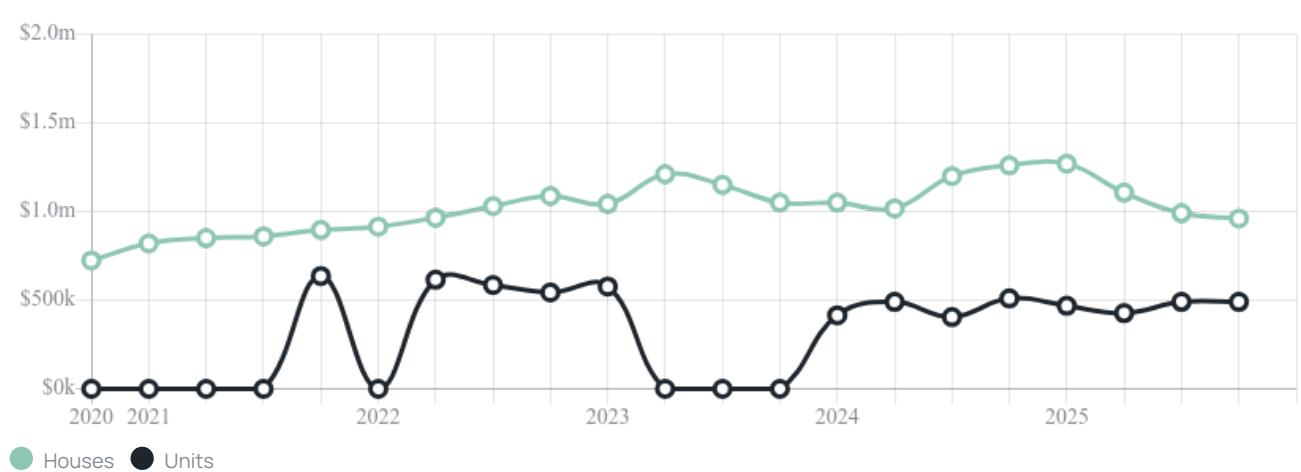
Median

\$490k

Quarterly price change

0.00% 

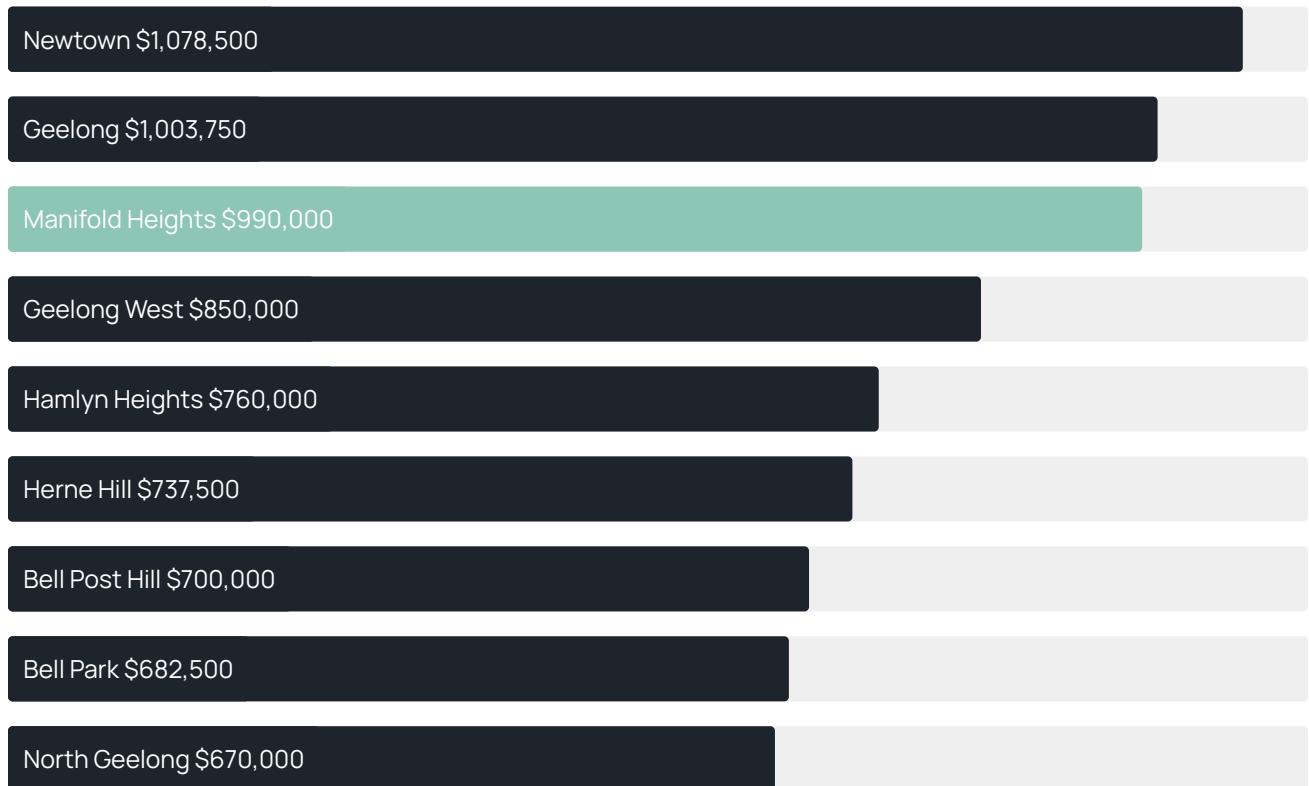
Quarterly price change<sup>1</sup>



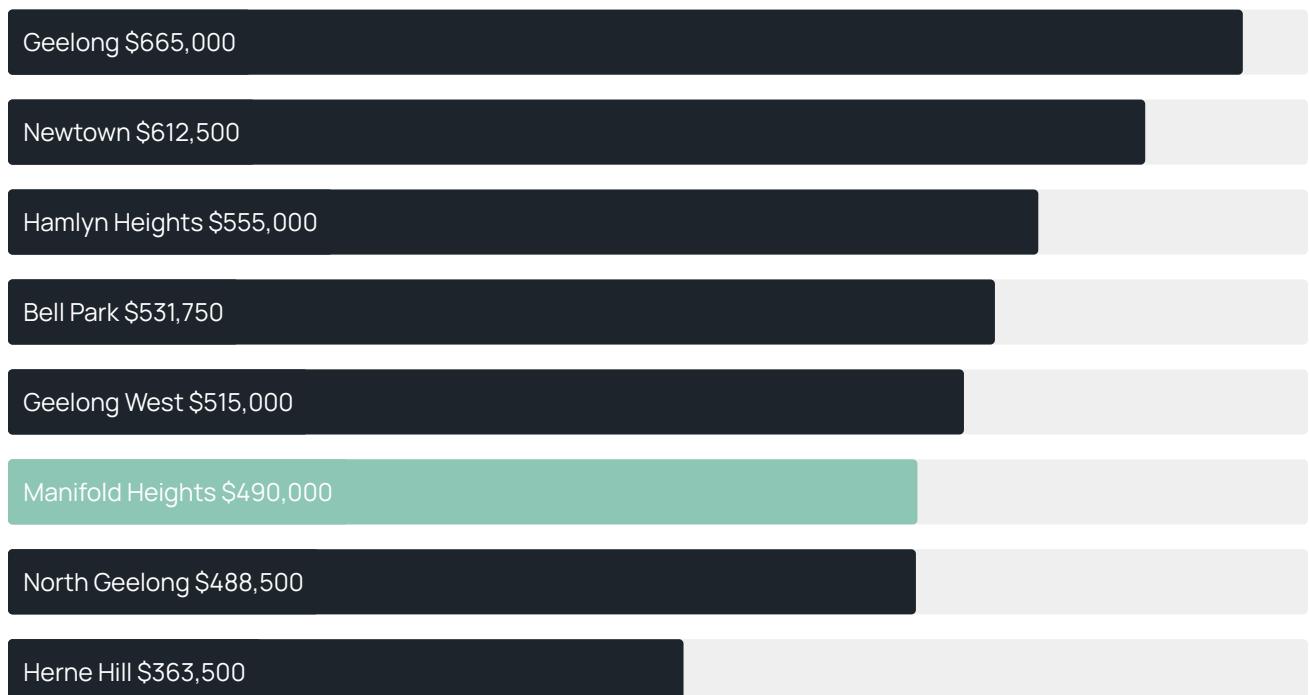
# Surrounding Suburbs

## MANIFOLD HEIGHTS SUBURB REPORT

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



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



# Sales Snapshot

MANIFOLD HEIGHTS SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 36%  
● Private 64%

## Auction clearance rate<sup>3</sup>

100%

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## Median days on market<sup>3</sup>

45 days

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## Average hold period<sup>1</sup>

8.5 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 74% ● Units 26%

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## Ownership<sup>5</sup>



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

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## Population<sup>5</sup>

2,681

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## Median asking rent<sup>1</sup>

\$540 per week

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## Population growth<sup>5</sup>

0

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## Rental yield<sup>1</sup>

2.13%

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## Median age<sup>5</sup>

39 years

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## Median household size<sup>5</sup>

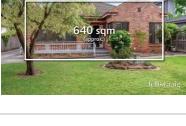
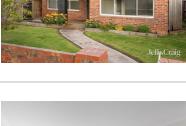
2.4 people

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 28 Douglass St Manifold Heights	3	House	\$830,000	11 Dec 2025
 2/7 Trewheela Av Manifold Heights	3	Flat/Unit/Apartment	\$708,500	09 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
 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

# Sold Properties

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold	
 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	
 233 Shannon Av Manifold Heights	3	House	\$670,000	18 Sep 2025	
 2/63 Calder St MANIFOLD HEIGHTS	1	Unit	\$392,000	13 Sep 2025	

# Sold Properties

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 291 Autumn St Manifold Heights	3	House	\$960,000	10 Sep 2025
 284 Autumn St Manifold Heights	3	House	\$725,000	06 Sep 2025
 209 Church St Manifold Heights	2	Land	\$700,000	29 Aug 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



**Jellis Craig Geelong**  
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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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