

# 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\*

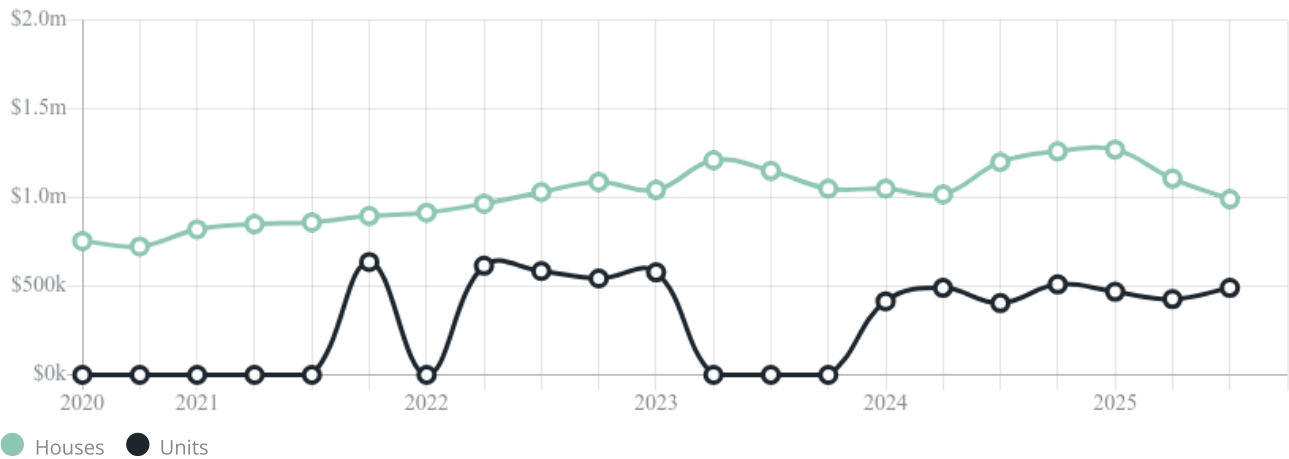
Median

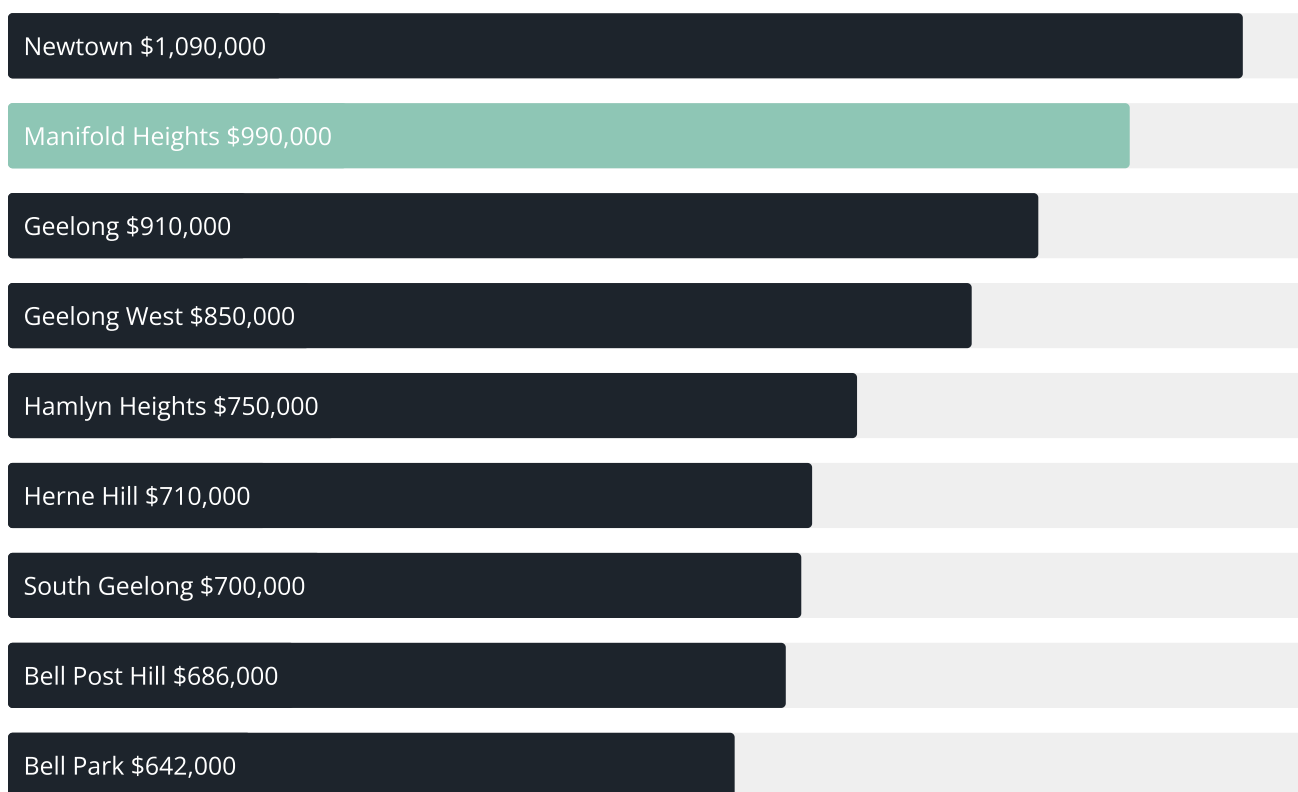
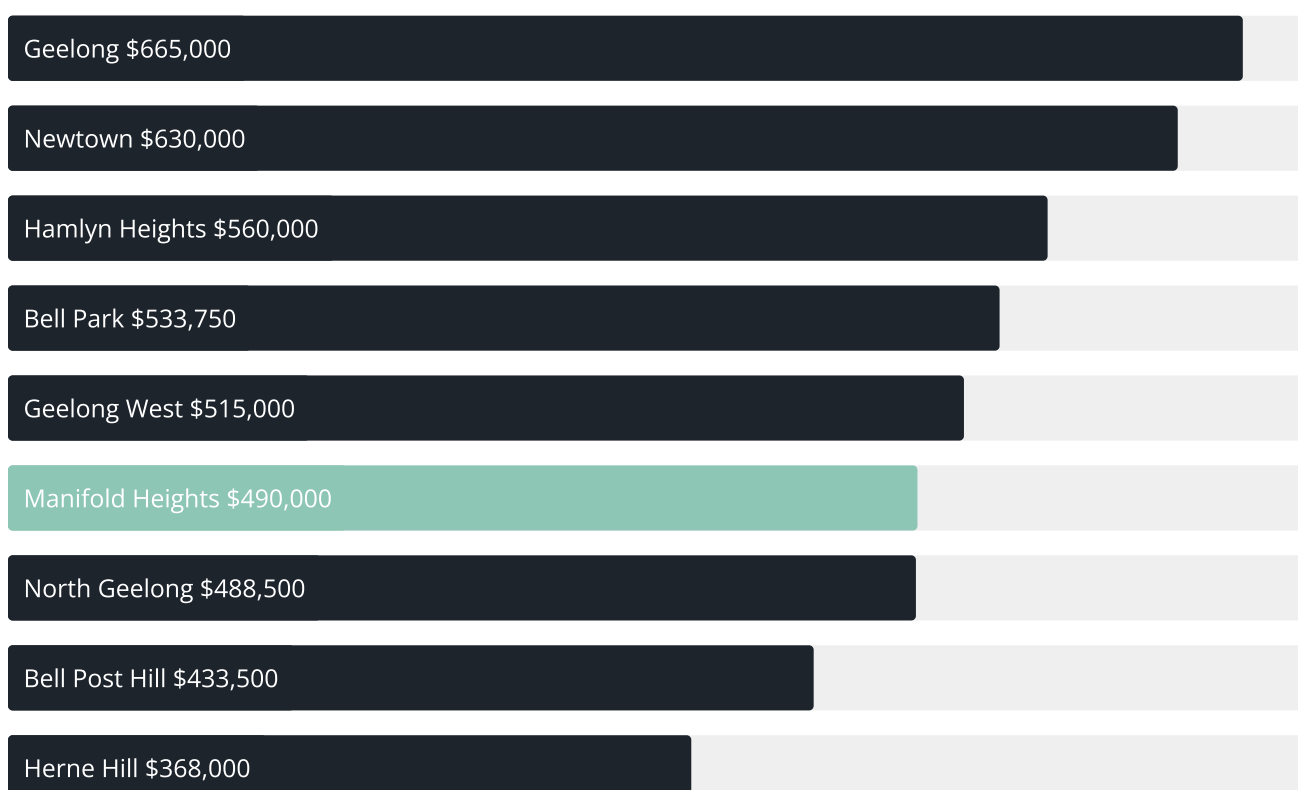
\$490k

Quarterly Price Change

14.88% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## MANIFOLD HEIGHTS SUBURB REPORT

## Sale Method\*



● Auction 41%  
● Private 59%

## Auction Clearance Rate\*

100%

## Median Days on Market^

26 days

## Average Hold Period\*

8.5 years

## Dwelling Type^



● Houses 74% ● Units 26%

## Ownership^



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

## Population^

2,681

## Median Asking Rent per week\*

\$520

## Population Growth^

0

## Rental Yield\*

2.13%

## Median Age^









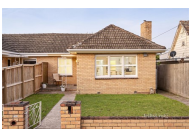

39 years

## 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 [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 28 Douglass St Manifold Heights	3	House	\$830,000	11 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
 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
 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

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 291 Autumn St Manifold Heights	3	House	\$960,000	10 Sep 2025
 284 Autumn St Manifold Heights	3	House	\$725,000	06 Sep 2025

## MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



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Data is current as of PDF generation date 01/01/2026

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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