



Manifold Heights

Suburb Report



Your connection to property insights



JellisCraig

MANIFOLD HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1,000k

Quarterly price change

2.04% ↑

Median unit price¹

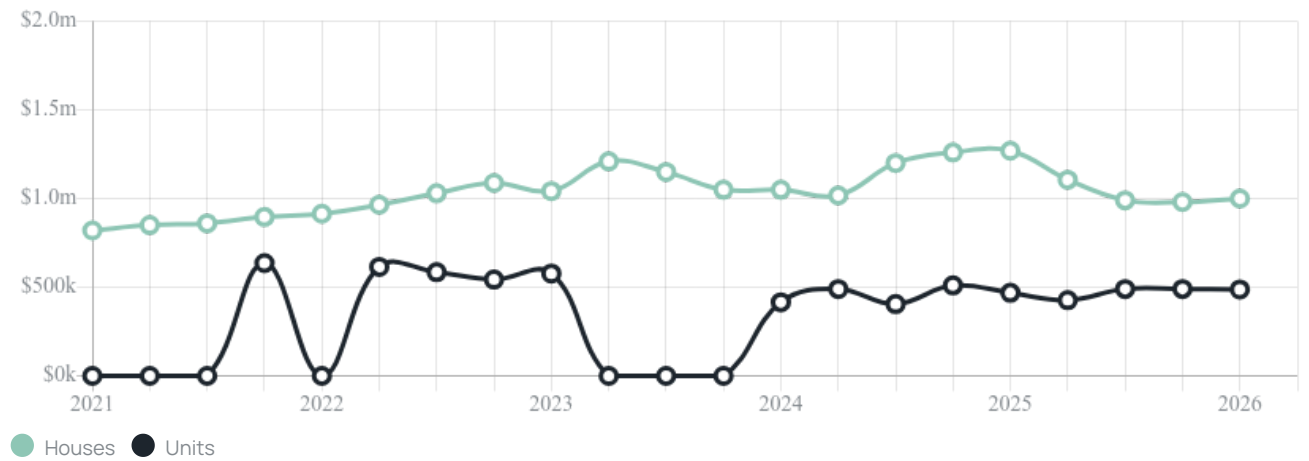
Median

\$488k

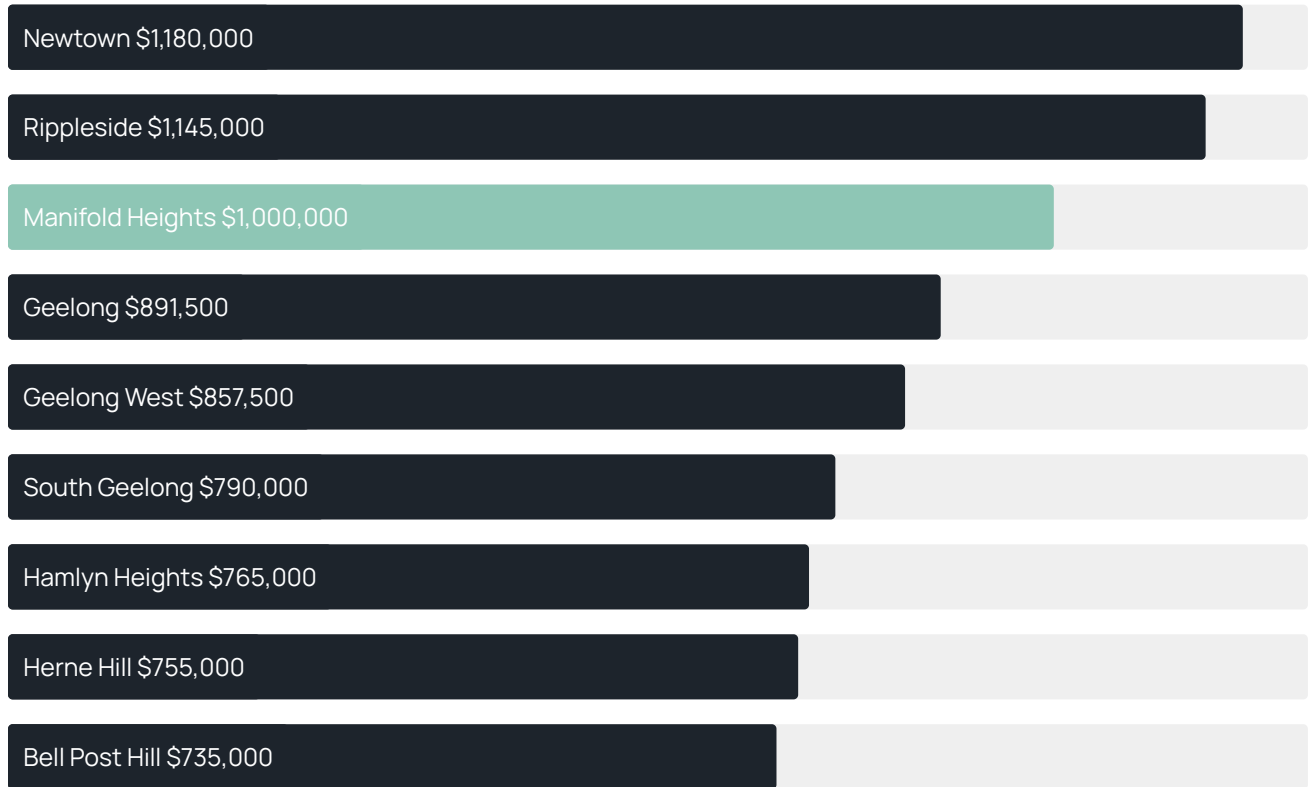
Quarterly price change

-0.51% ↓

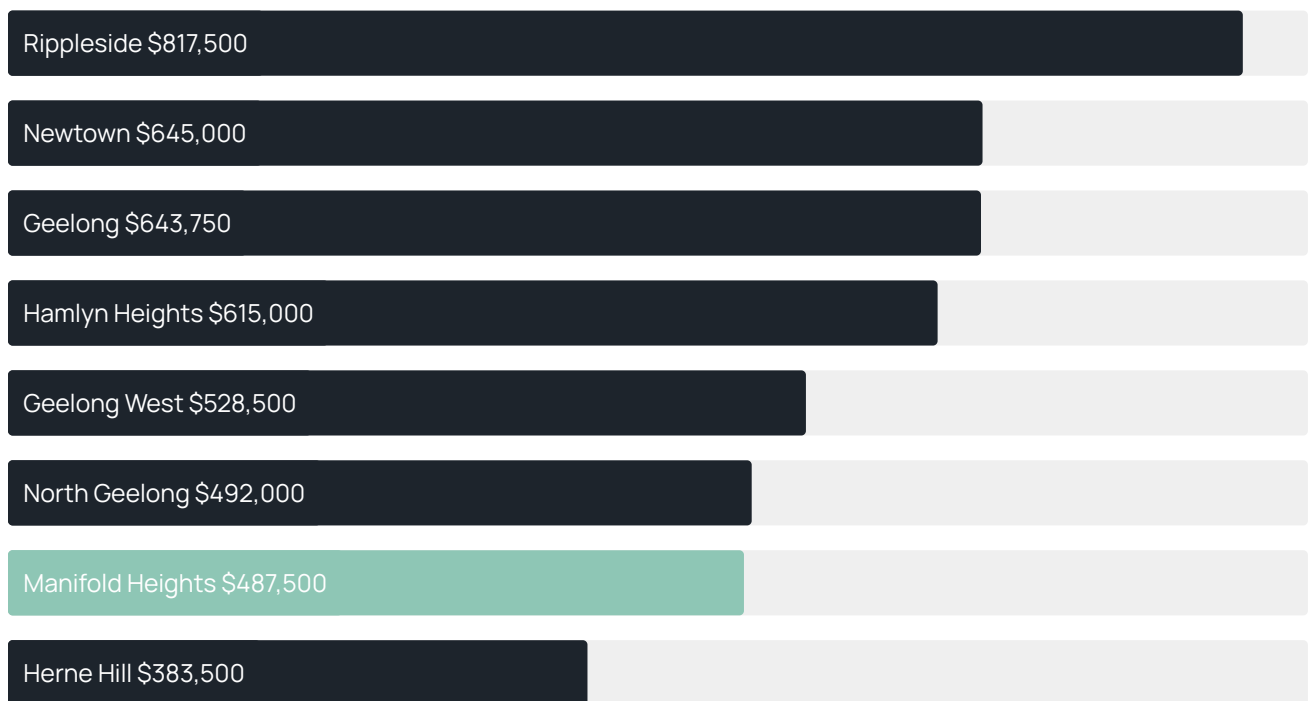
Quarterly price change¹



Median house price¹



Median unit price¹



Sales Snapshot

Sale method²



● Auction 20%
● Private 80%

Auction clearance rate³

66.67%

Median days on market³

35 days

Average hold period¹

8.5 years

Insights

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











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Recent Manifold Heights sales









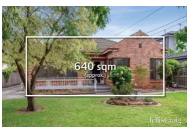

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/12 Herne St MANIFOLD HEIGHTS	4	Townhouse	\$1,040,000	22 May 2026
 1/36 Orr St Manifold Heights	2	Unit	\$420,000	20 May 2026
 34 Bostock Av Manifold Heights	3	House	\$749,000	28 Apr 2026
 2/168 Minerva Rd Manifold Heights	2	Unit	\$601,000	21 Apr 2026
 3/7 Trewheela Av Manifold Heights	2	Flat/Unit/Apartment	\$549,000	11 Apr 2026
 6 Girton Cr Manifold Heights	4	House	\$1,750,000	02 Apr 2026
 34 Girton Cr Manifold Heights	4	House	\$1,300,000	28 Mar 2026
 1/43-45 Sydenham Av Manifold Heights	2	Unit	\$565,000	20 Mar 2026
 1/43 Sydenham Av Manifold Heights	2	Flat/Unit/Apartment	\$565,000	20 Mar 2026
 1 Manifold St Manifold Heights	3	House	\$1,000,000	10 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 16 Purrumbete Av Manifold Heights	4	House	\$1,600,000	10 Mar 2026
 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
 4/1 Roxby St Manifold Heights	2	Flat/Unit/Apartment	\$490,000	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

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Address	Bedrooms	Type	Price	Sold
 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
 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



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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 01/06/2026

- 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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