



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

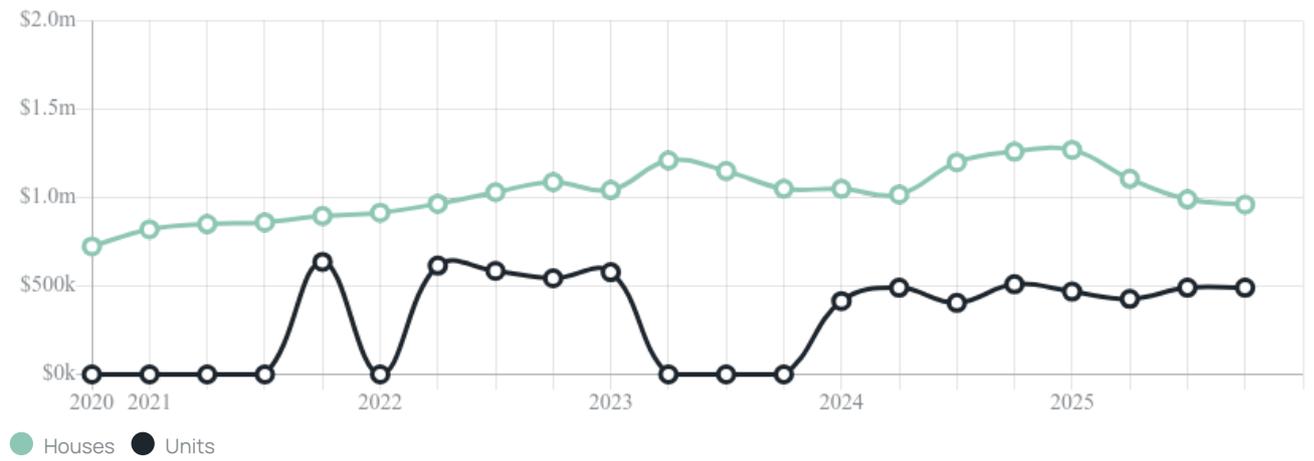
Median

\$490k

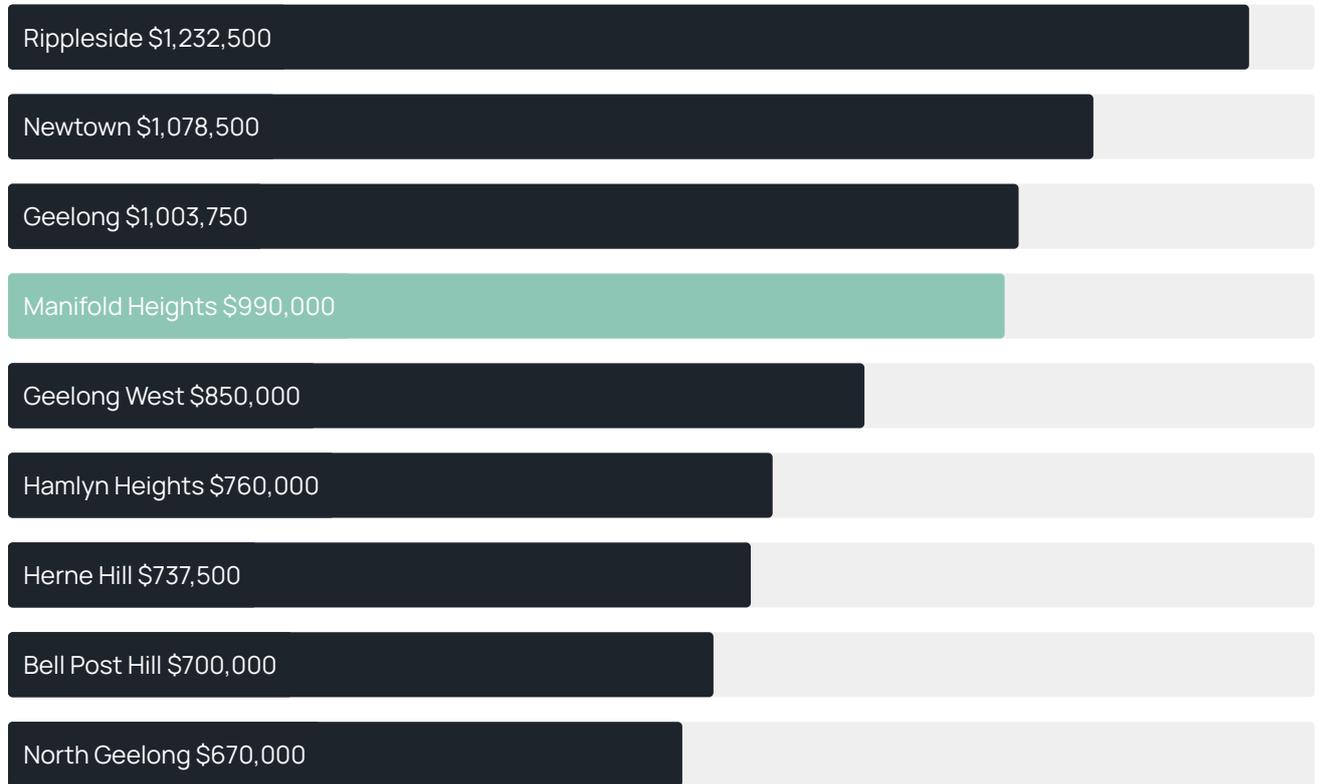
Quarterly price change

0.00% ↓

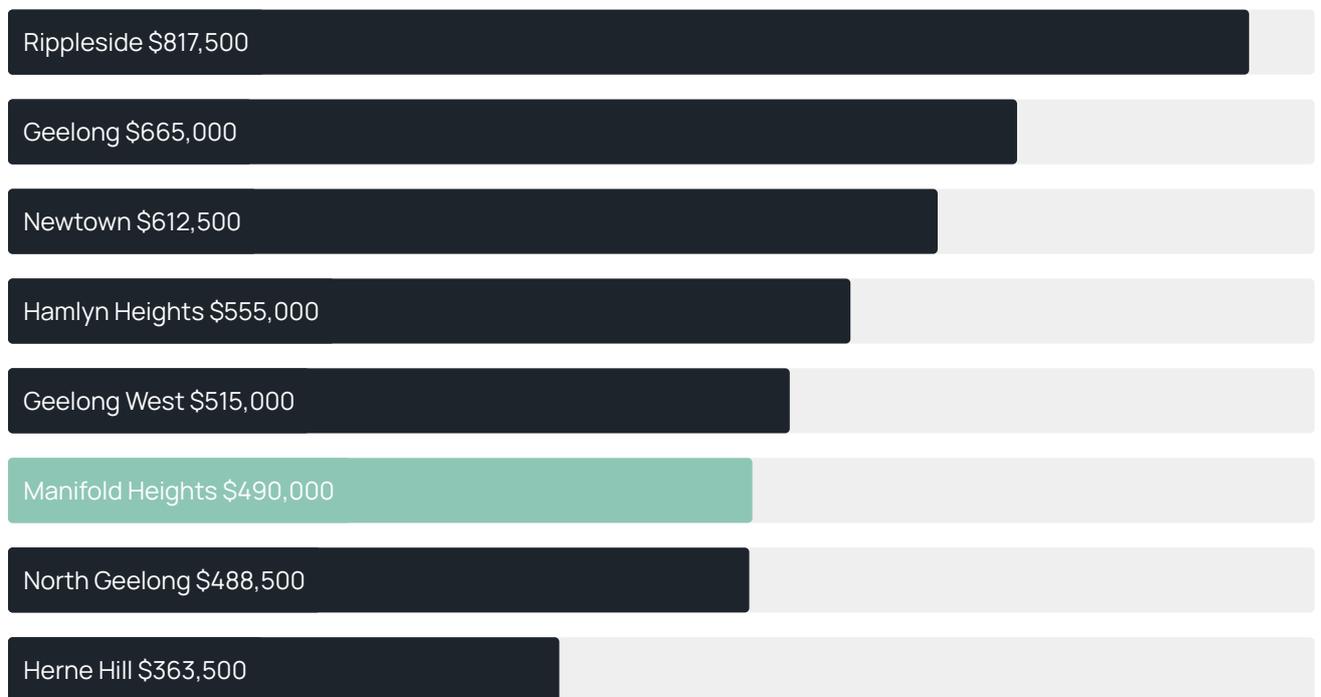
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 43%
● Private 57%

Auction clearance rate³

83.33%

Median days on market³

24 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
 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
 3/1-3 Roxby St Manifold Heights	2	Unit	\$477,500	05 Feb 2026
 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
 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

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

MANIFOLD HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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



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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 01/03/2026

- 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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