Manifold Heights

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.01m

Monthly median price change[2]

0.30% ↑

Median unit price

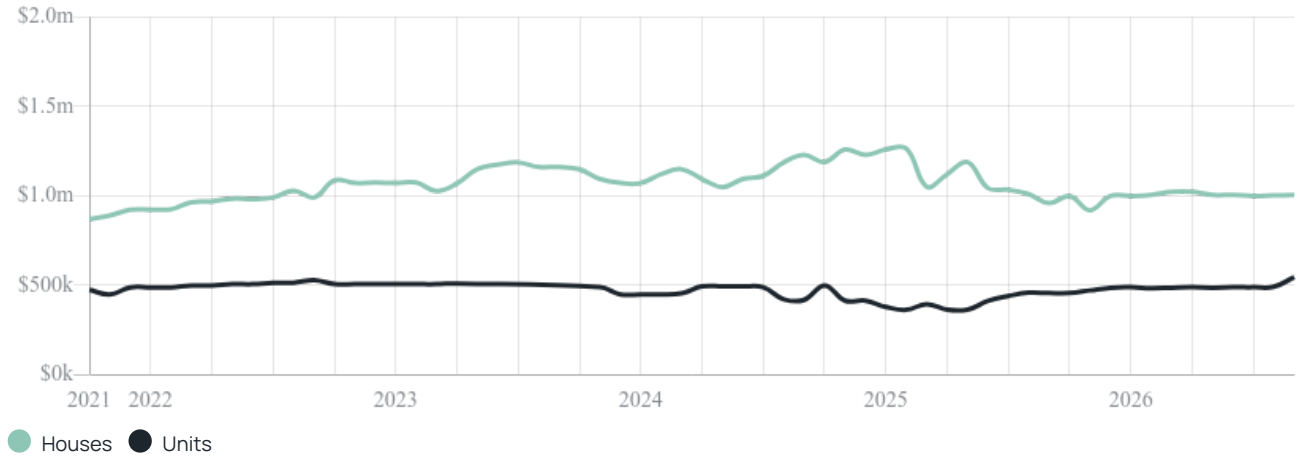
Median[1]

$547k

Monthly median price change[2]

11.07% ↑

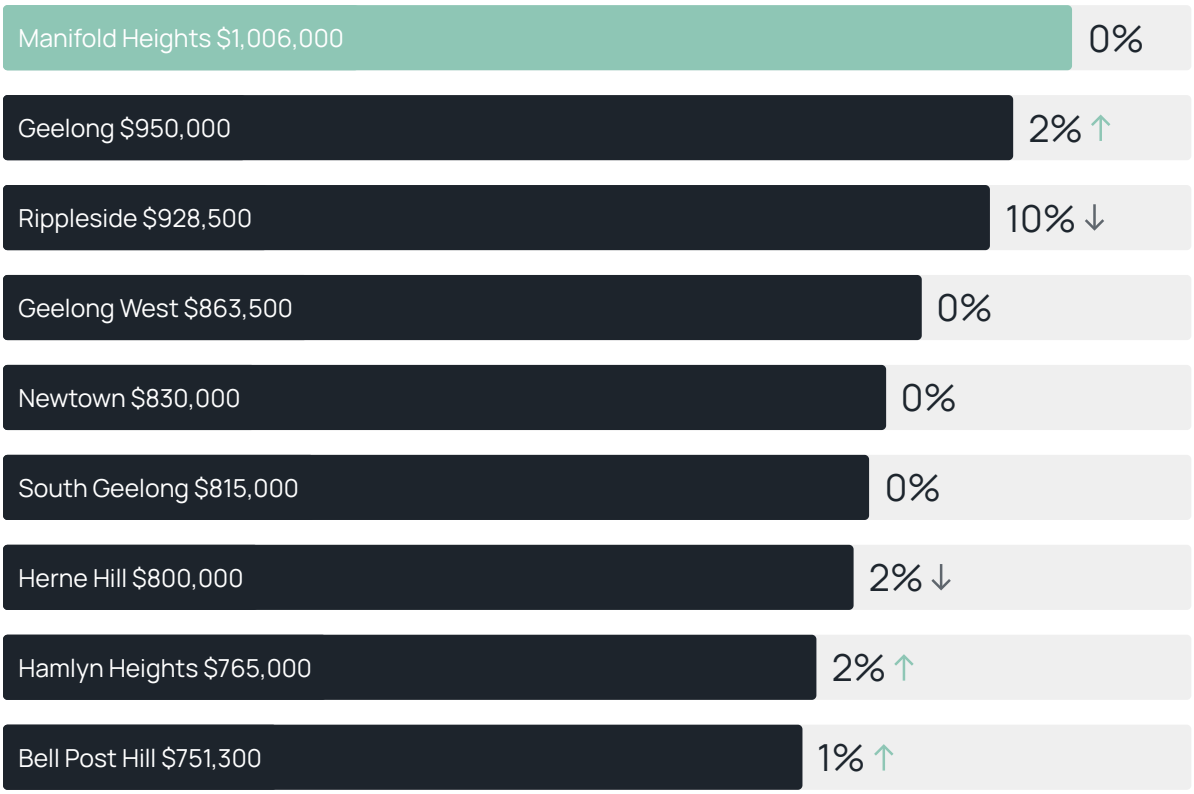
Manifold Heights monthly median property prices[3]



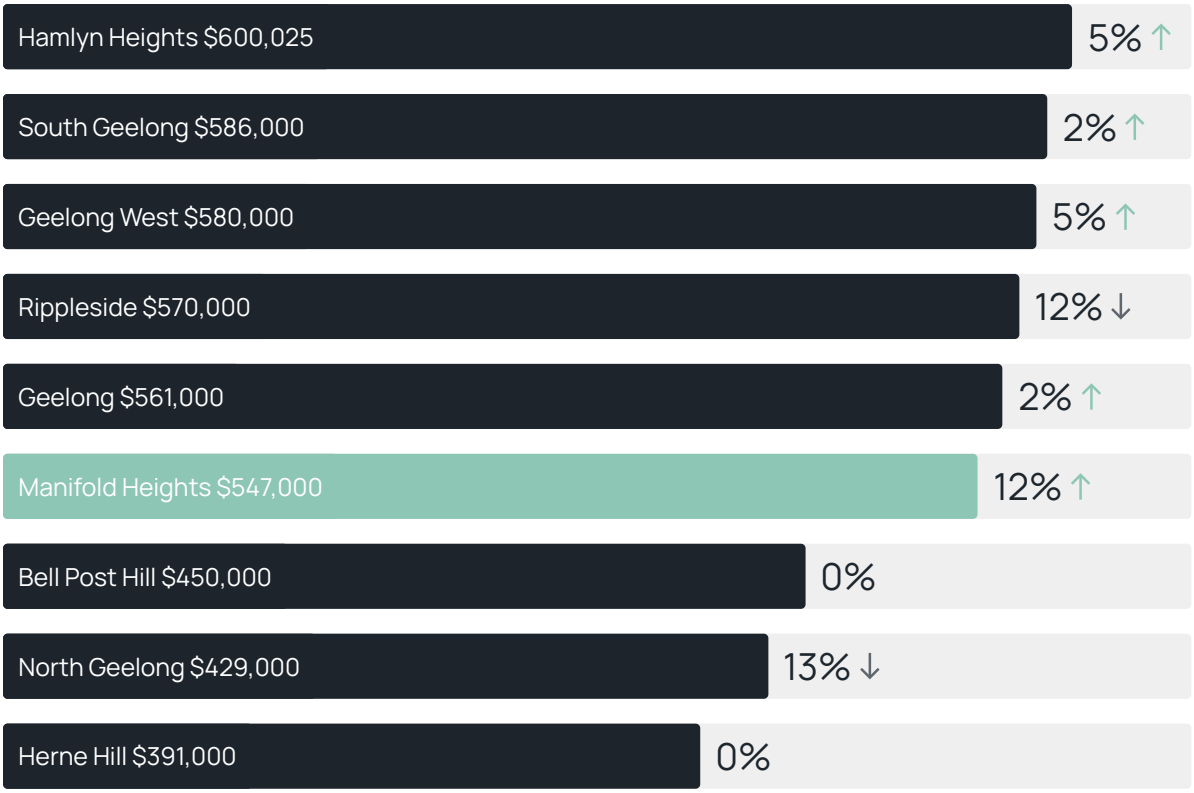


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
36 days	39 days

Average hold period[1]

House	Unit
17.9 years	13.0 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

2,681

Population growth[7]

0

Median age[7]

39 years

Median household size[7]

2.4 people

Median asking rent per week[1]

House	Unit
$550	$430

Rental yield[8]

House	Unit
3.2%	4.71%

Sold Properties

Recent Manifold Heights sales[5]

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
	14 Douglass Street Manifold Heights	2	House	$740,000	16 Oct 2026
	5/43 Sydenham Avenue Manifold Heights	2	Unit	$561,000	18 Sep 2026
	4/2 Wimmera Avenue Manifold Heights	2	Unit	$455,000	25 Aug 2026
	43 Strachan Avenue Manifold Heights	3	House	Undisclosed	21 Aug 2026
	116 Minerva Road Manifold Heights	3	House	$750,000	17 Aug 2026
	1/13 Volum Street Manifold Heights	2	Unit	$549,000	05 Aug 2026
	134 Minerva Road Manifold Heights	2	Townhouse	$725,000	04 Aug 2026
	4/4 Manifold Street Manifold Heights	2	House	Undisclosed	04 Aug 2026
	19 Sydenham Avenue Manifold Heights	3	House	$852,000	03 Aug 2026
	4/45 Shannon Avenue Manifold Heights	3	Townhouse	$670,000	30 Jul 2026

Address		Bedrooms	Type	Price	Sold
	166 Minerva Road Manifold Heights	3	House	$835,000	27 Jul 2026
	243 Shannon Avenue Manifold Heights	3	House	Undisclosed	27 Jul 2026
	5/17 Lascelles Avenue Manifold Heights	2	Unit	$460,000	17 Jul 2026
	1/320 Aberdeen Street Manifold Heights	3	Unit	$599,000	06 Jul 2026
	3/44 Volum Street Manifold Heights	2	Unit	$550,000	30 Jun 2026
	1/7 Calder Street Manifold Heights	3	Townhouse	$740,000	29 Jun 2026
	4/7 Trewheela Avenue Manifold Heights	2	Unit	$547,000	23 Jun 2026
	128 Minerva Road Manifold Heights	3	House	$870,000	23 Jun 2026
	10 Narmbool Street Manifold Heights	0	Residential_land	$910,000	10 Jun 2026
	2/12 Herne Street Manifold Heights	4	Townhouse	$1,040,000	22 May 2026

Address		Bedrooms	Type	Price	Sold
	1/36 Orr Street Manifold Heights	2	Flat	$420,000	20 May 2026
	4/10 Volum Street Manifold Heights	2	Unit	$469,000	14 May 2026
	34 Bostock Avenue Manifold Heights	3	House	$749,000	28 Apr 2026
	2/168 Minerva Road Manifold Heights	2	Unit	$601,000	21 Apr 2026
	7 Oliver Street Manifold Heights	4	House	$1,077,777	07 Apr 2026
	6 Girton Crescent Manifold Heights	4	House	$1,750,000	02 Apr 2026
	34 Girton Crescent Manifold Heights	4	House	$1,300,000	28 Mar 2026
	1/43-45 Sydenham Avenue Manifold Heights	2	Unit	$565,000	20 Mar 2026
	30 Wimmera Avenue Manifold Heights	4	House	$935,000	14 Mar 2026
	1 Manifold Street Manifold Heights	3	House	Undisclosed	10 Mar 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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