



Manifold Heights

Suburb Report



Your connection to property insights



JellisCraig

MANIFOLD HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1.01m

Quarterly price change

0.30% ↑

Median unit price¹

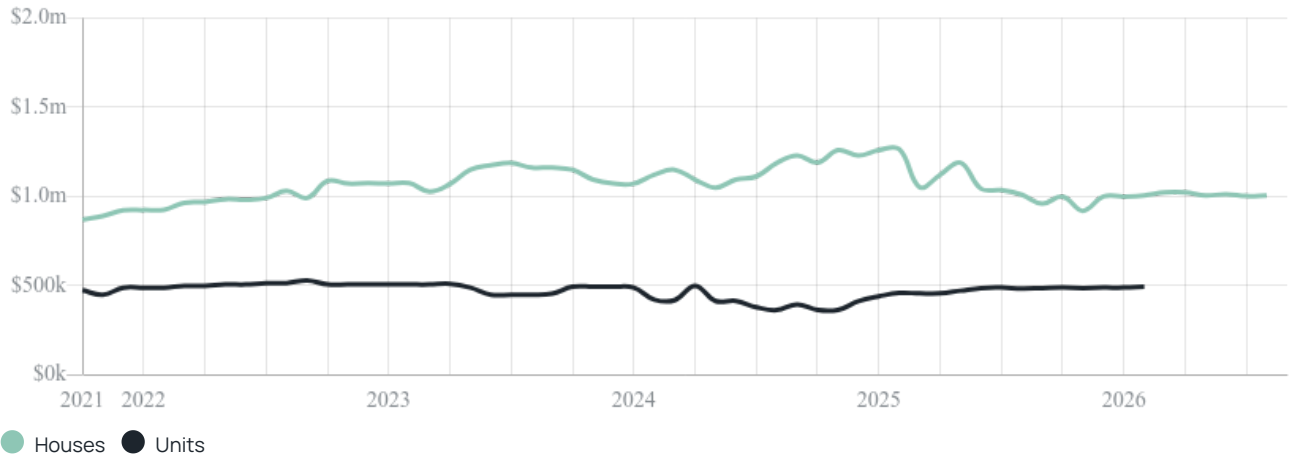
Median

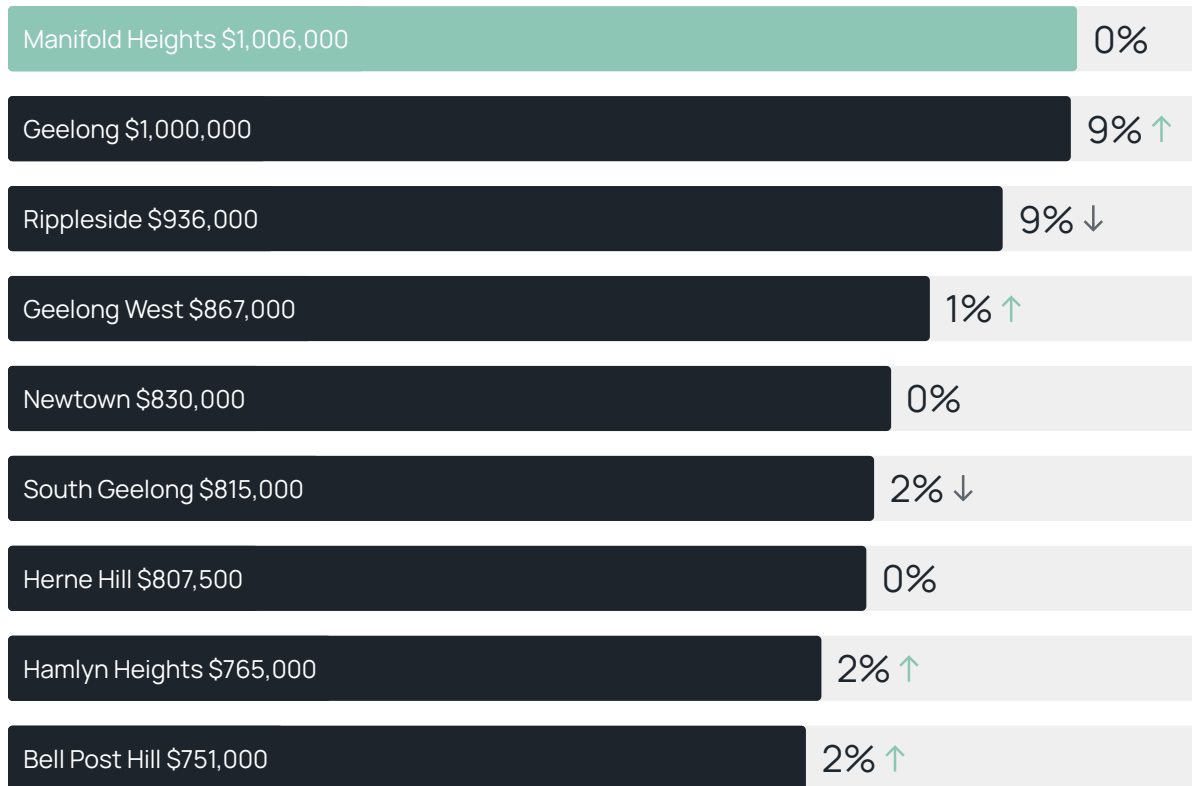
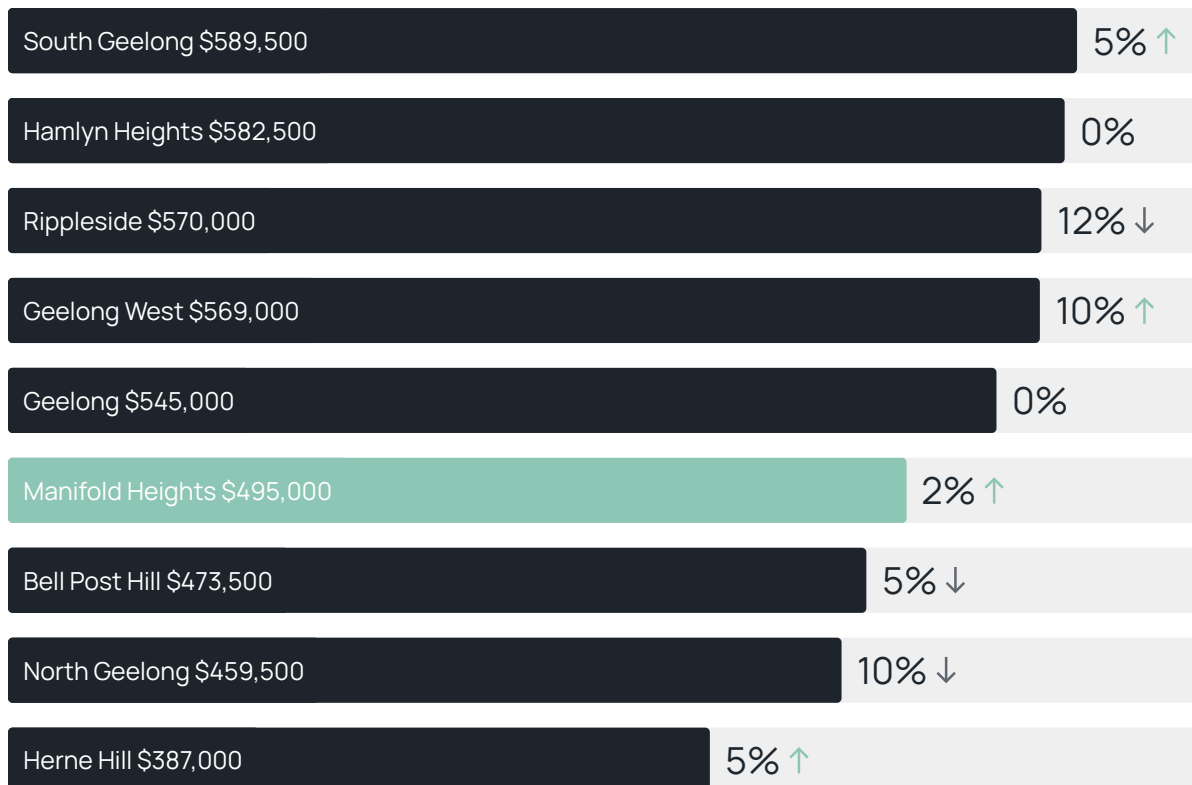
\$495k

Quarterly price change

1.02% ↑

Manifold Heights quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Median days on market³

House

Unit

34 days

43 days

Average hold period¹

House

Unit

18.4 years

12.7 years

Dwelling type⁵

● Houses 86% ● Units 14%

Ownership⁵

● Owned outright 33% ● Mortgaged 35% ● Rented 32%

Population⁵

2,681

Median asking rent per week¹

Unit

\$550

\$425

Population growth⁵

0

Rental yield¹

House

Unit

3.21%

4.68%

Median age⁵

39 years

Median household size⁵

2.4 people

Recent Manifold Heights sales²

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

Address	Bedrooms	Type	Price	Sold
 5/43 Sydenham Avenue Manifold Heights	2	Unit	\$561,000	18 Sep 2026
 4/2 Wimmera Avenue Manifold Heights	2	Unit	Undisclosed	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	Undisclosed	05 Aug 2026
 134 Minerva Road Manifold Heights	2	Townhouse	\$725,000	04 Aug 2026
 4/4 Manifold Street Manifold Heights	2	House	\$480,000	04 Aug 2026
 19 Sydenham Avenue Manifold Heights	3	House	Undisclosed	03 Aug 2026
 4/45 Shannon Avenue Manifold Heights	3	Townhouse	Undisclosed	30 Jul 2026
 166 Minerva Road Manifold Heights	3	House	\$835,000	27 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	10 Jun 2026
 2/12 Herne Street Manifold Heights	4	Townhouse	\$1,040,000	22 May 2026
 1/36 Orr Street Manifold Heights	2	Flat	\$420,000	20 May 2026

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Address	Bedrooms	Type	Price	Sold
 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
 16 Purrumbete Avenue Manifold Heights	4	House	\$1,600,000	10 Mar 2026



Jellis Craig Geelong
205 Pakington Street, Geelong West
(03) 5222 7772

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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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