



Yarrambat

Suburb Report



Your connection to property insights



JellisCraig

YARRAMBAT SUBURB REPORT

Median house price¹

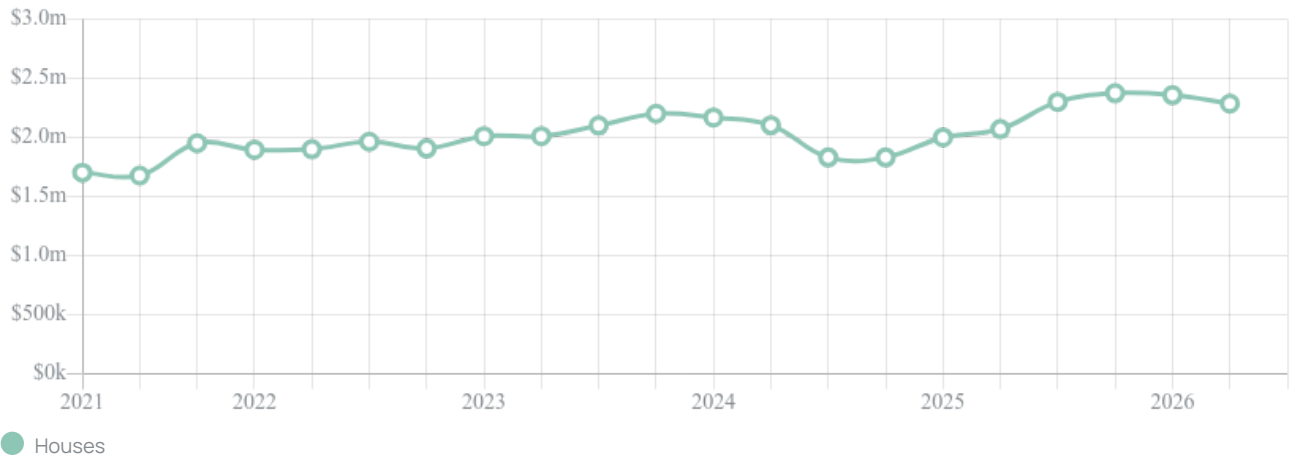
Median

\$2.29m

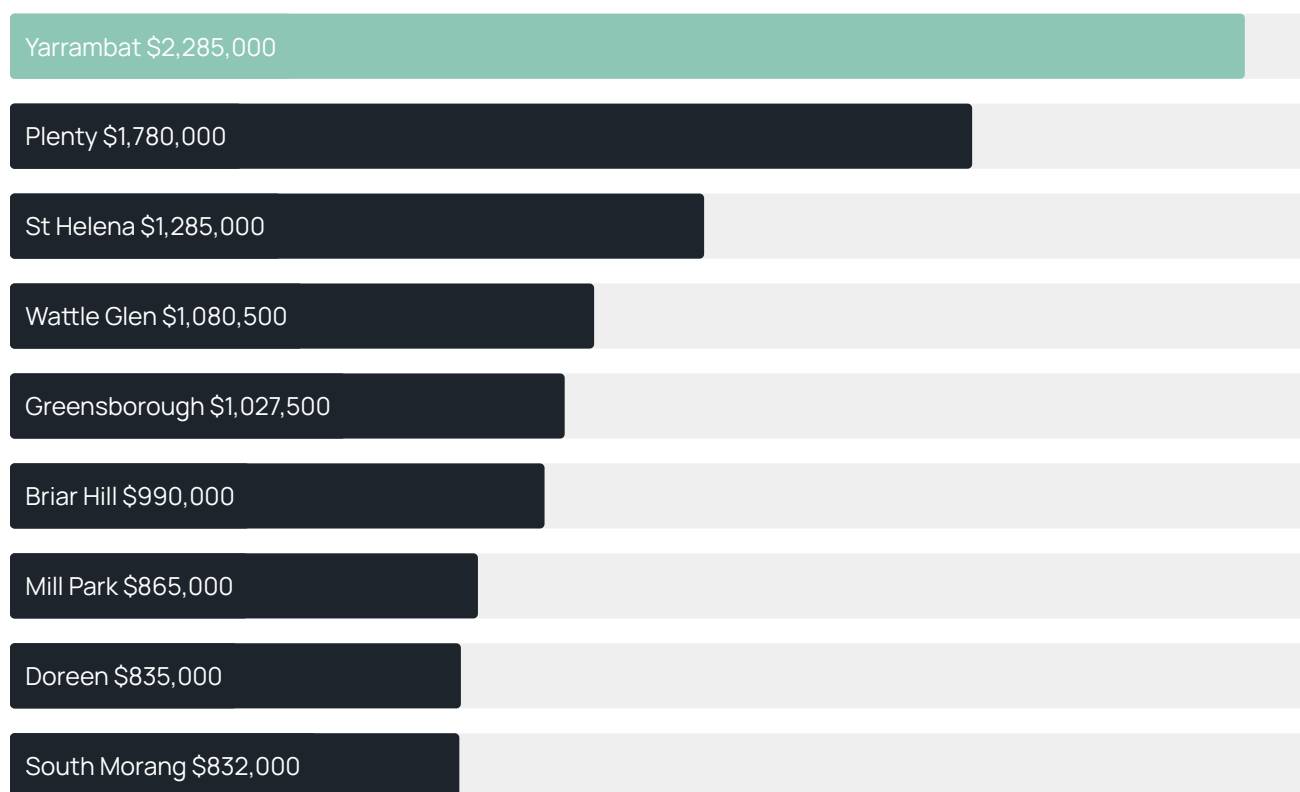
Quarterly price change

-3.02% ↓

Quarterly price change¹



YARRAMBAT SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 25%

● Private 75%

Jellis Craig average inspection attendance per listing⁴

groups

Average hold period¹

10.0 years

Dwelling type⁵

● Houses 100%

● Units 0%

Ownership⁵

● Owned outright 51%

● Mortgaged 47%

● Rented 2%

Population⁵

1,602

Median asking rent¹

\$695 per week

Population growth⁵

0.88%

Rental yield¹

2.71%

Median age⁵

47 years

Median household size⁵

3.1 people

YARRAMBAT SUBURB REPORT

Recent Yarrambat sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 54 Youngs Rd Yarrambat	6	House	\$2,100,000	08 Jul 2026
 81 Eisemans Rd Yarrambat	4	House	\$2,230,000	11 Jun 2026
 4 Laurie St Yarrambat	4	House	\$1,333,888	02 Jun 2026
 112 Eisemans Rd Yarrambat	3	House	\$2,085,000	27 Mar 2026
 11b Vista Ct Yarrambat	5	House	\$2,026,000	10 Feb 2026
 64-72 Latrobe Rd Yarrambat	4	House	\$1,950,000	01 Jan 2026
 15 North Oatlands Rd Yarrambat	4	House	\$2,625,000	15 Dec 2025
 150 North Oatlands Rd Yarrambat	6	House	\$3,200,000	11 Dec 2025
 102 Eisemans Rd Yarrambat	5	House	\$3,000,000	10 Dec 2025
 1 Jeffrey Dr Yarrambat	5	House	\$2,750,000	24 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 89-93 North Oatlands Rd Yarrambat	7	House	\$2,230,000	07 Nov 2025
 65 Laurie St Yarrambat	4	House	\$2,400,000	30 Oct 2025
 756 Yan Yean Rd Yarrambat	6	House	\$1,255,000	25 Oct 2025
 16 Licola St YARRAMBAT	5	House	\$2,925,000	02 Sep 2025
 216-226 Bannons La Yarrambat	4	House	\$2,100,000	29 Aug 2025



Jellis Craig Eltham
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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 01/08/2026

- 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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