Yarrambat

Suburb Report

Your connection to property insights

JellisCraig

YARRAMBAT SUBURB REPORT

Median house price[1]

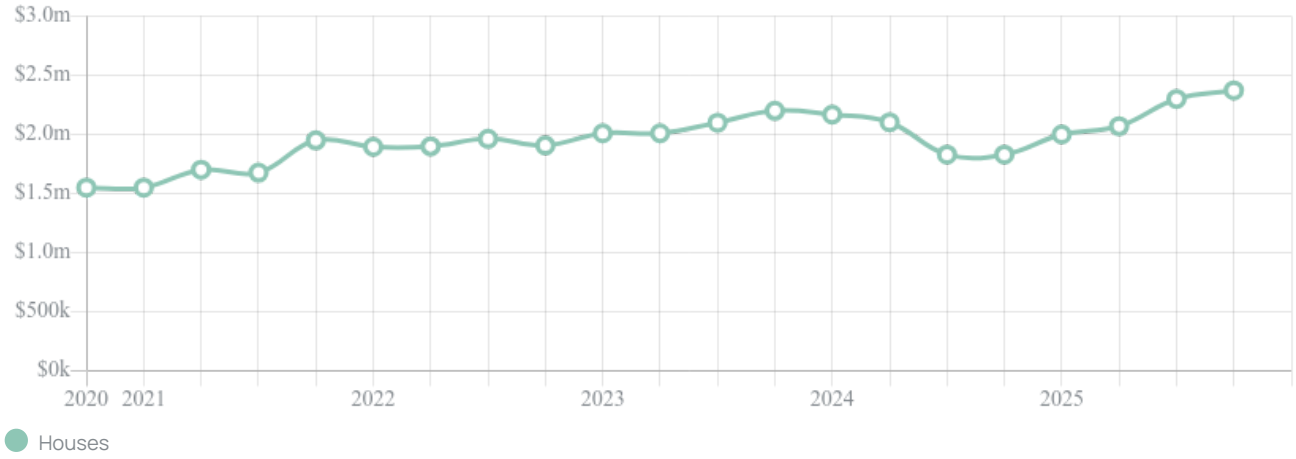
Median

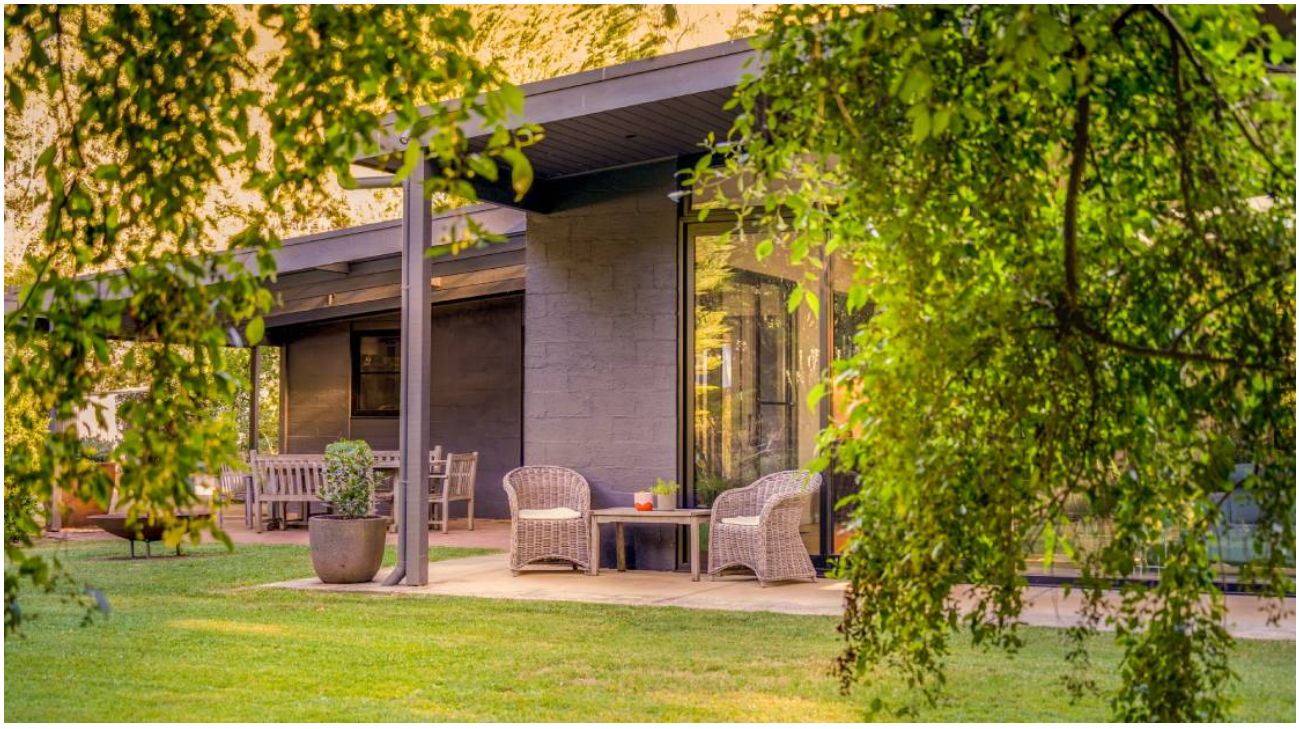
$2.37m

Quarterly price change

3.15% ↑

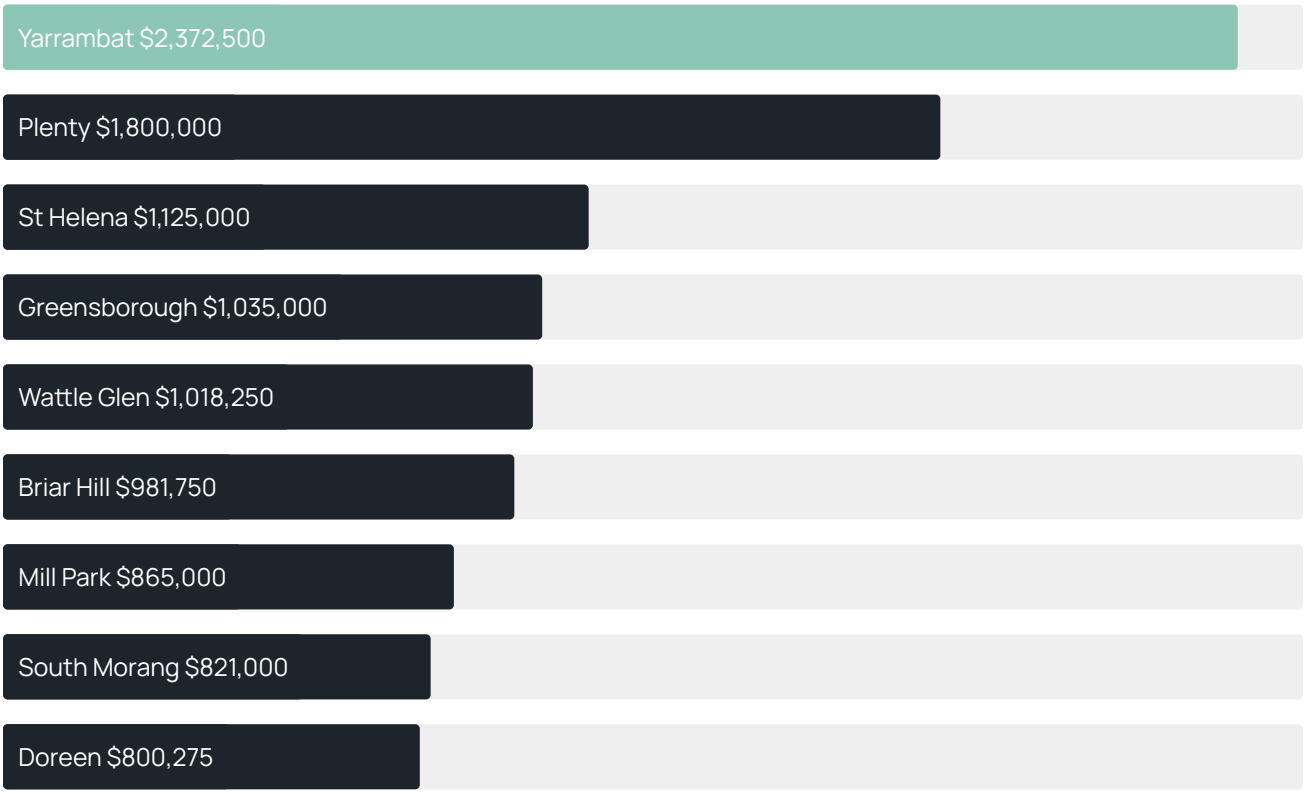
Quarterly price change[1]





Surrounding Suburbs

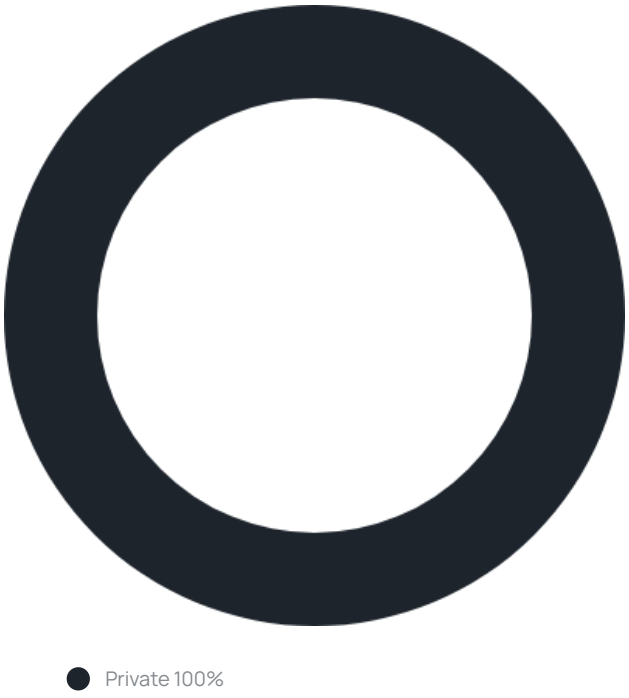
Median house price[1]



Median unit price[1]

Sales Snapshot

Sale method[2]



Median days on market[3]

38 days

Jellis Craig average inspection attendance per listing[4]

38 groups

Average hold period[1]

10.0 years

Insights

Dwelling type[5]

Ownership[5]

Population[5]

1,602

Median asking rent[1]

$650 per week

Population growth[5]

0.88%

Rental yield[1]

2.71%

Median age[5]

47 years

Median household size[5]

3.1 people

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 **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	64-72 Latrobe Rd Yarrambat	4	House	$1,950,000	01 Jan 2026
	150 North Oatlands Rd Yarrambat	6	House	$3,200,000	11 Dec 2025
	1 Jeffrey Dr Yarrambat	5	House	$2,750,000	24 Nov 2025
	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
	216-226 Bannons La Yarrambat	4	House	$2,100,000	29 Aug 2025
	2-18 Astons Rd Yarrambat	4	House	$2,340,000	29 Jul 2025
	70 Worns La Yarrambat	4	House	$2,950,000	24 Jul 2025
	25 Laurie St Yarrambat	3	House	$1,800,000	27 Jun 2025

Sold Properties

Address		Bedrooms	Type	Price	Sold
	10 Jeffrey Dr Yarrambat	4	House	$2,500,000	13 Jun 2025
	12b Vista Ct Yarrambat	6	House	$2,372,500	04 Jun 2025
	9 Tieman Rd Yarrambat	6	House	$2,150,000	03 Jun 2025
	64 Ashley Rd YARRAMBAT	6	House	$2,320,000	13 Mar 2025
	2 Schichmann Ct Yarrambat	5	House	$2,800,000	08 Feb 2025

Jellis Craig Eltham
1022 Main Road, Eltham
03 9431 1222

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 01/02/2026

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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.