



Yarrambat

# Suburb Report



Your connection to property insights



**JellisCraig**

YARRAMBAT SUBURB REPORT

Median house price<sup>1</sup>

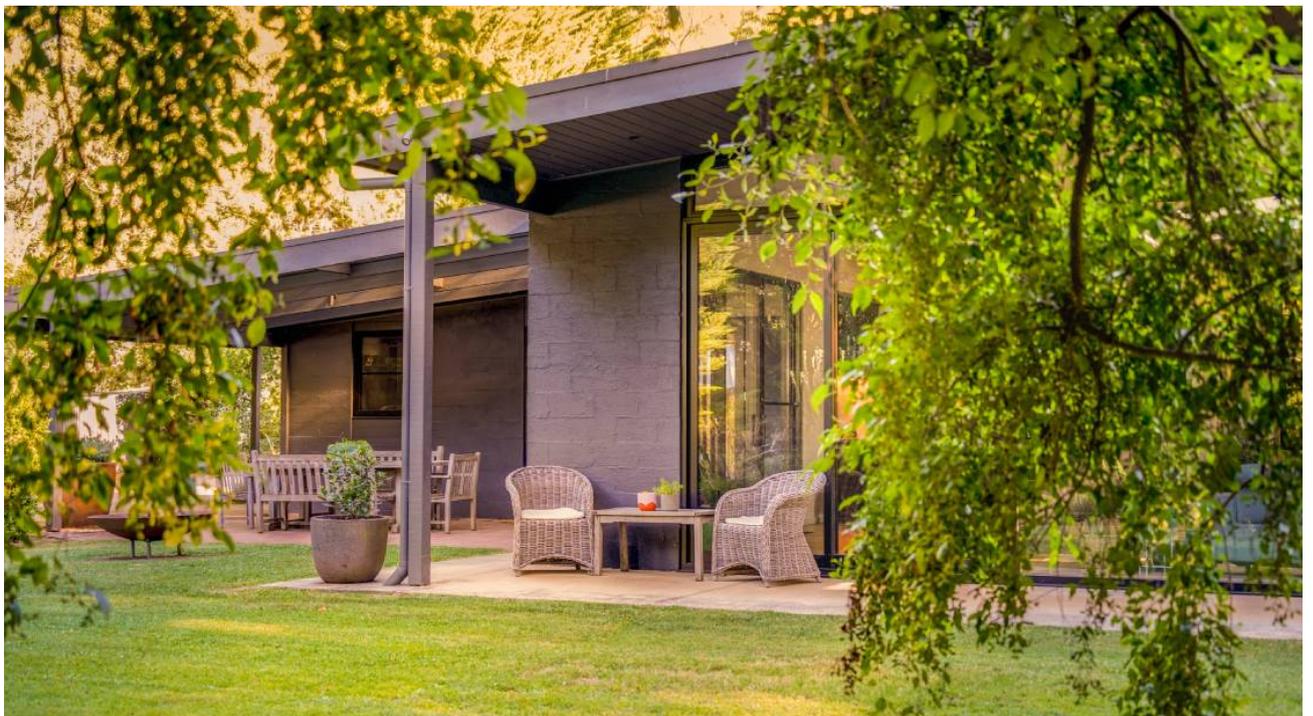
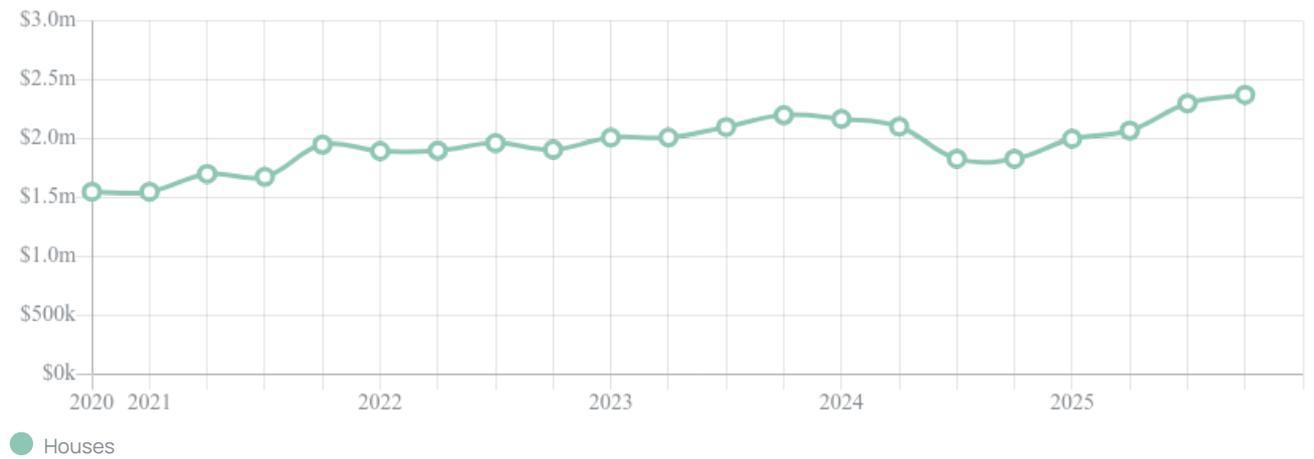
Median

\$2.37m

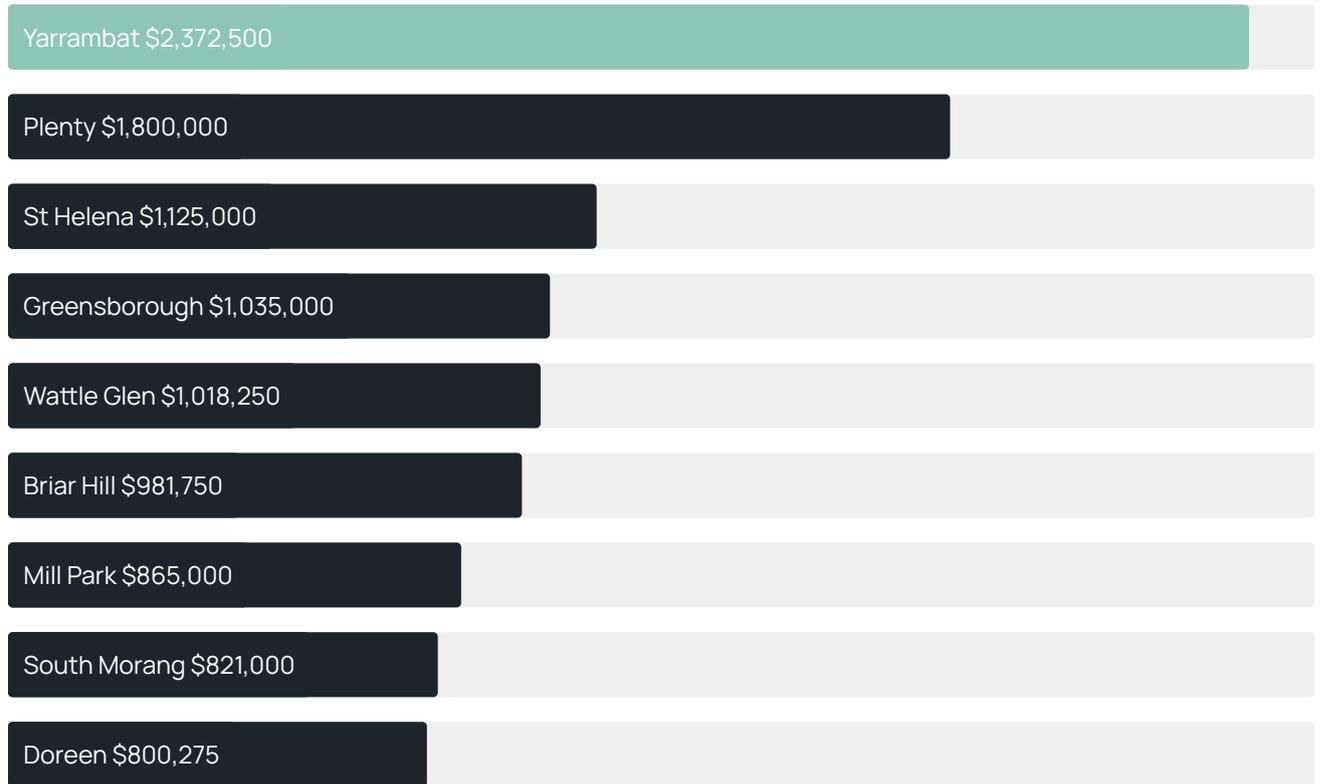
Quarterly price change

3.15% ↑

Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Private 100%

Jellis Craig average inspection attendance per listing<sup>4</sup>  
groups

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Average hold period<sup>1</sup>  
10.0 years

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Dwelling type<sup>5</sup>



● Houses 100% ● Units 0%

Ownership<sup>5</sup>



● Owned outright 51% ● Mortgaged 47% ● Rented 2%

Population<sup>5</sup>

1,602

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Median asking rent<sup>1</sup>

\$650 per week

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Population growth<sup>5</sup>

0.88%

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Rental yield<sup>1</sup>

2.71%

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Median age<sup>5</sup>

47 years

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Median household size<sup>5</sup>

3.1 people

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## 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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 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

## YARRAMBAT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Laurie St Yarrambat	3	House	\$1,800,000	27 Jun 2025
 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



**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.

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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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