Yarrambat

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

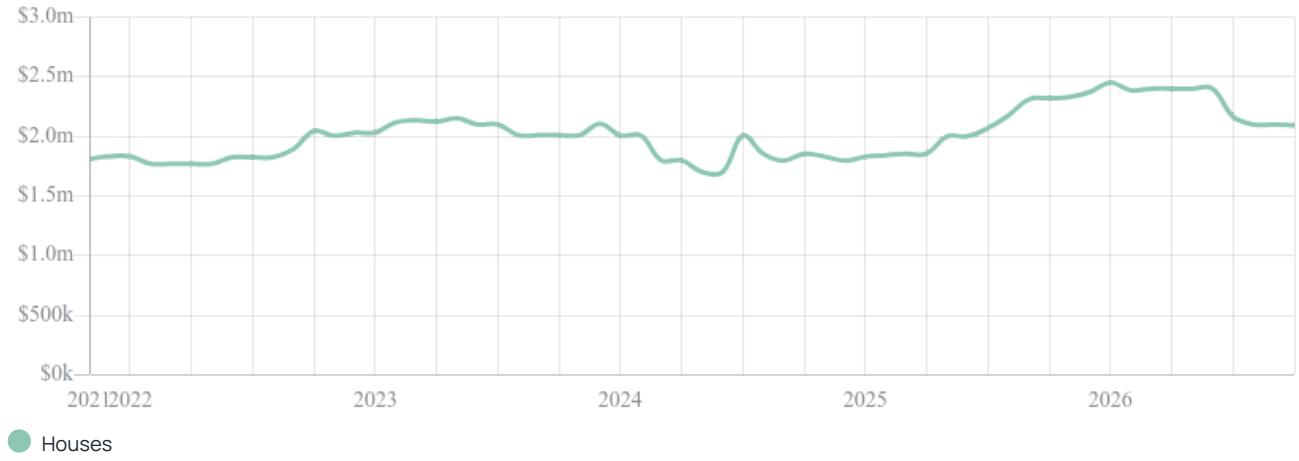
Median[1]

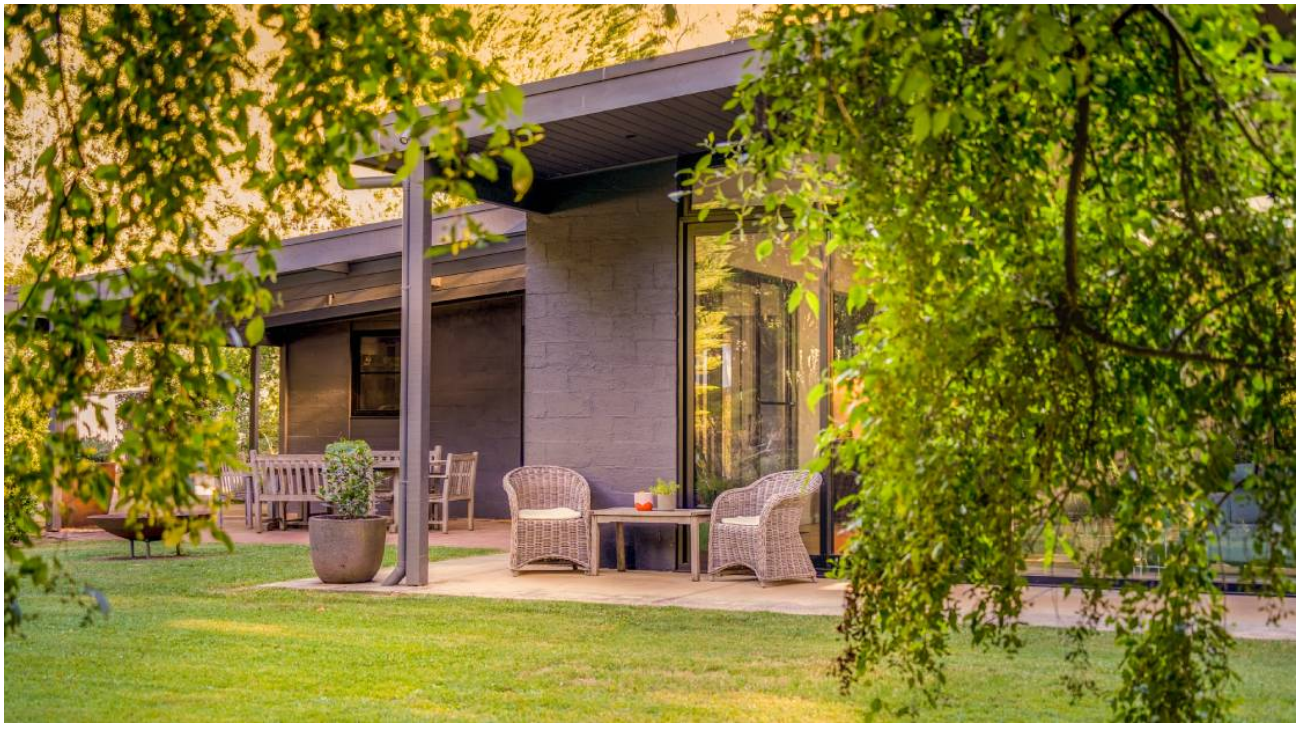
$2.09m

Monthly median price change[2]

-0.36% ↓

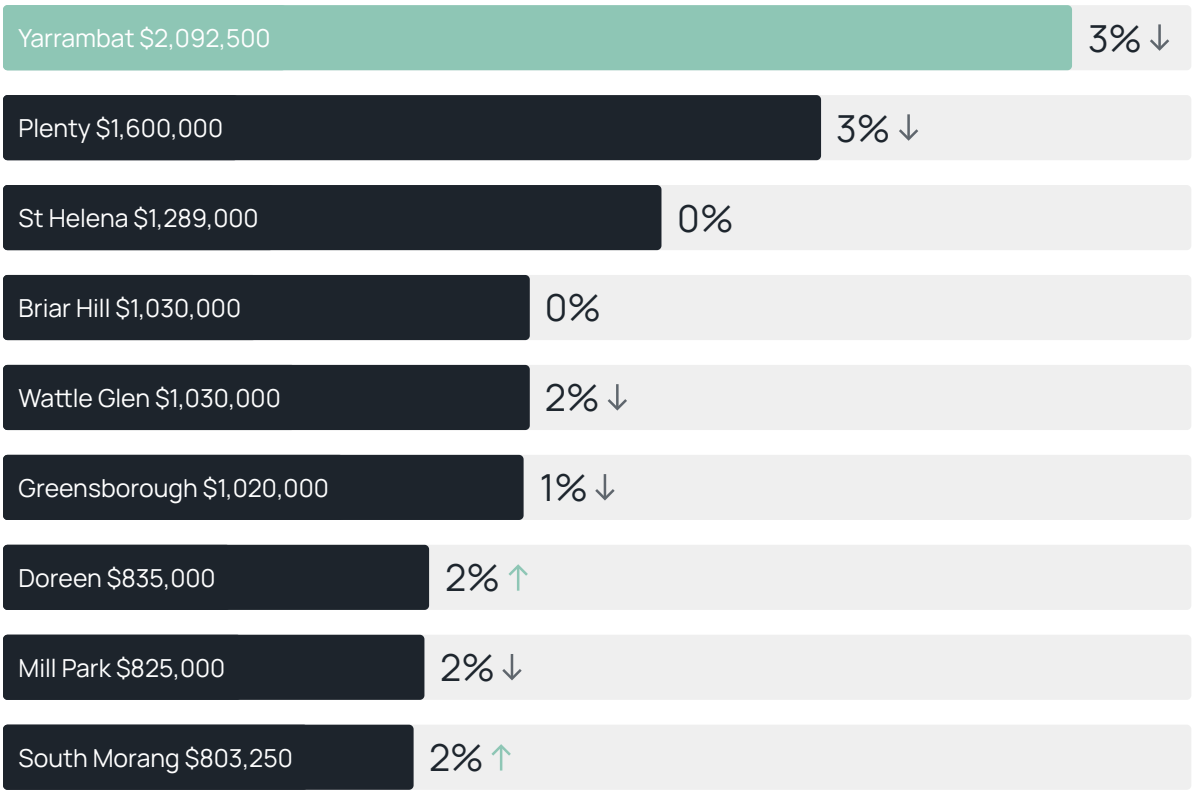
Yarrambat monthly median property prices[3]



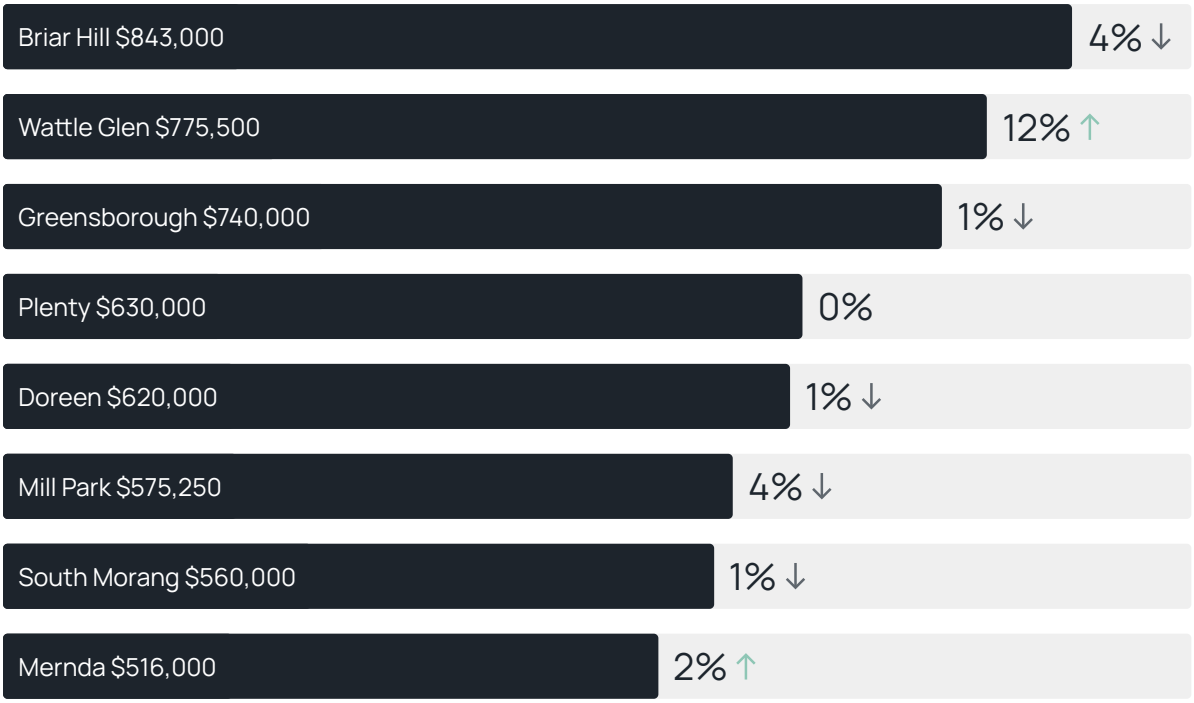


Surrounding Suburbs

Median house price[1,2]

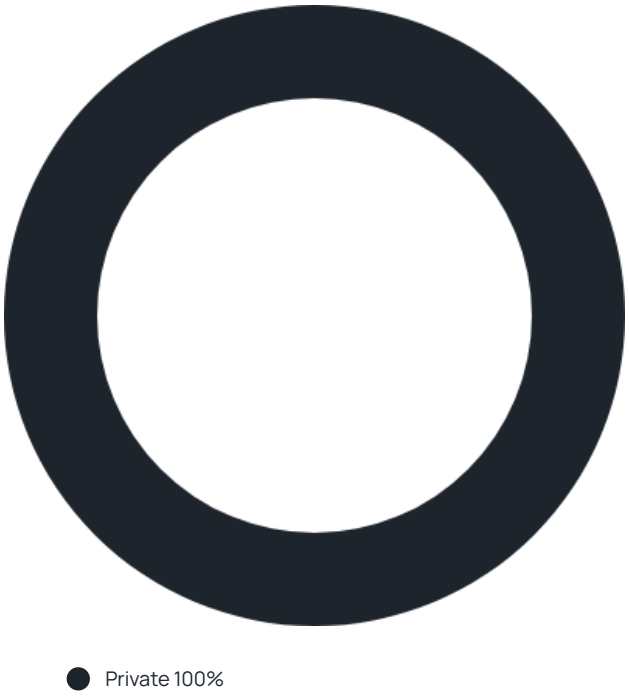


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
42 days	35 days

Jellis Craig average inspection attendance per listing[6]

29 groups

Average hold period[1]

House

12.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

1,602

Population growth[7]

0.88%

Median age[7]

47 years

Median household size[7]

3.1 people

Median asking rent per week[1]

House	Unit
$1,148	N/A

Rental yield[8]

House	Unit
2.62%	3.7%

Sold Properties

Recent Yarrambat 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
	78 Worns Lane Yarrambat	0	Residential_land	Undisclosed	14 Oct 2026
	8 Schichmann Court Yarrambat	5	House	$3,750,000	07 Sep 2026
	469-475 Iron Bark Road Yarrambat	1	House	$965,000	24 Aug 2026
	756 Yan Yean Road Yarrambat	5	House	$1,145,000	07 Aug 2026
	17-25 De Fredericks Road Yarrambat	6	House	$2,050,000	28 Jul 2026
	50 Laurie Street Yarrambat	4	House	$1,680,000	14 Jul 2026
	54 Youngs Road Yarrambat	6	House	$2,100,000	13 Jul 2026
	13 Bannons Lane Yarrambat	3	House	$1,200,000	11 Jul 2026
	1 Schichmann Court Yarrambat	0	Residential_land	$1,200,000	01 Jul 2026
	81 Eisemans Road Yarrambat	4	House	$2,230,000	11 Jun 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	4 Laurie Street Yarrambat	4	House	$1,333,888	02 Jun 2026
	112 Eisemans Road Yarrambat	3	House	$2,085,000	27 Mar 2026
	11B Vista Court Yarrambat	5	House	$2,026,000	10 Feb 2026
	64-72 Latrobe Road Yarrambat	4	House	$1,950,000	01 Jan 2026
	15 North Oatlands Road Yarrambat	4	House	$2,625,000	15 Dec 2025
	150 North Oatlands Road Yarrambat	6	House	$3,200,000	11 Dec 2025
	102 Eisemans Road Yarrambat	5	House	$3,000,000	10 Dec 2025
	1 Jeffrey Drive Yarrambat	5	House	$2,750,000	24 Nov 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 08/11/2026

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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