



Yarrambat

Suburb Report



Your connection to property insights



JellisCraig

YARRAMBAT SUBURB REPORT

Median house price¹

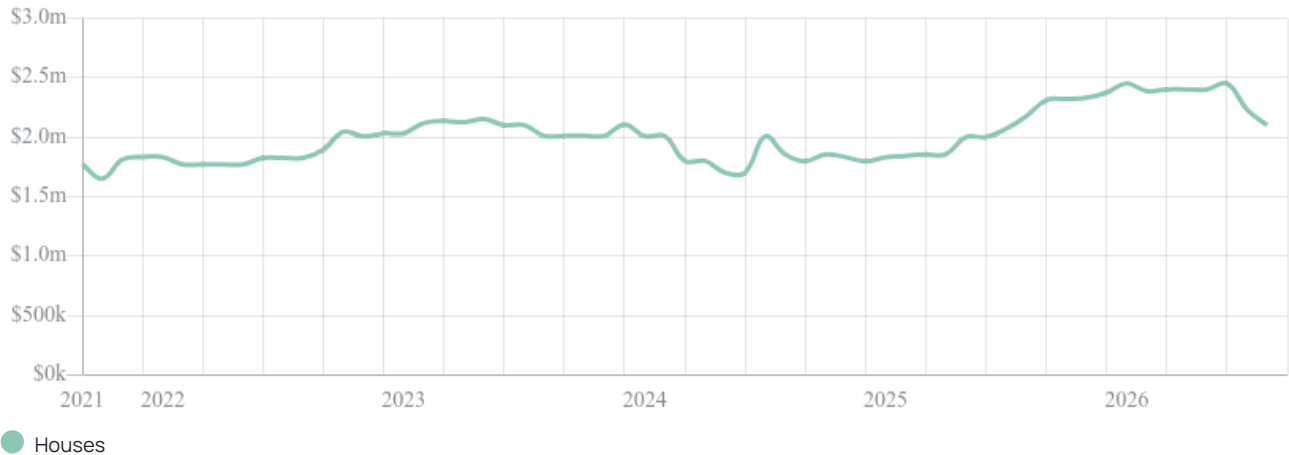
Median

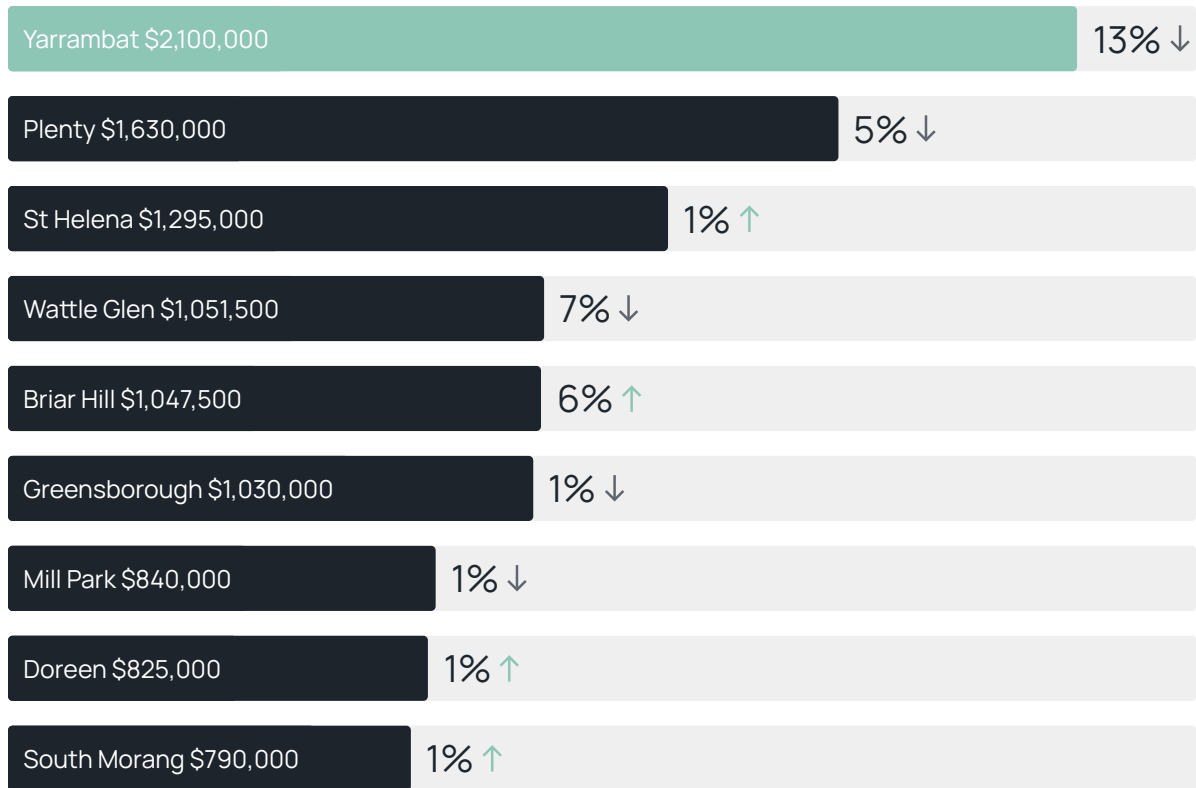
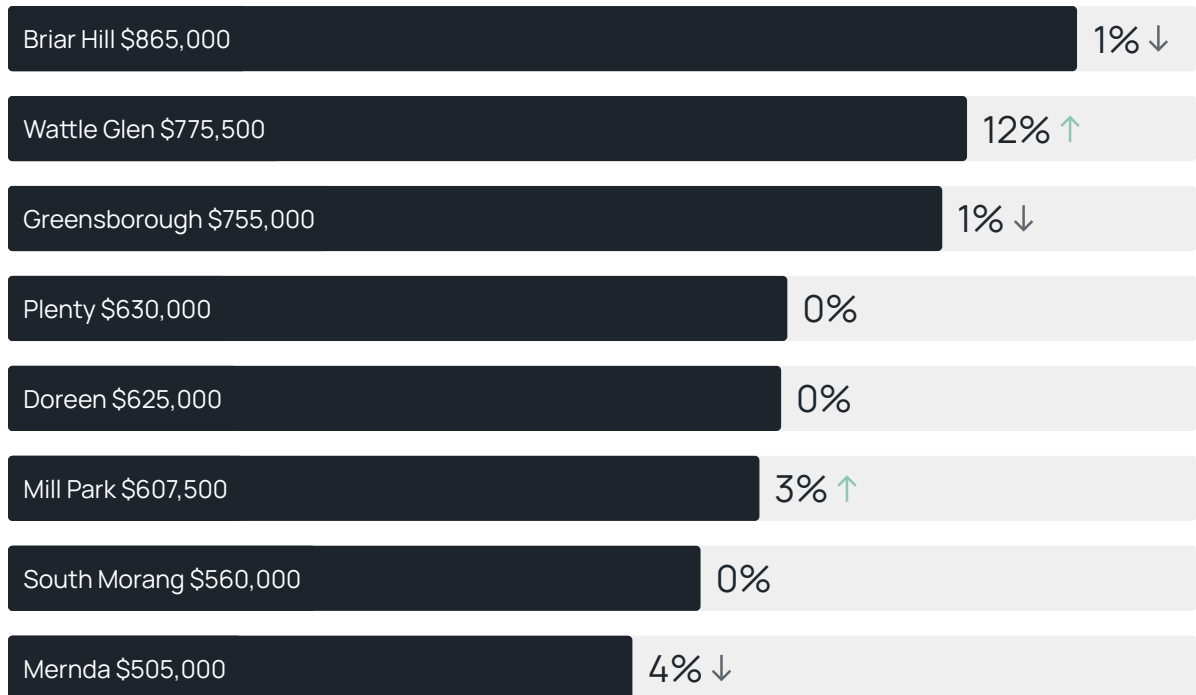
\$2.10m

Quarterly price change

-5.83% ↓

Yarrambat quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Private 100%

Auction clearance rate³

100%

Median days on market³

House

Unit

45 days

91 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

House

14.9 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 50% ● Mortgaged 46% ● Rented 4%

Population⁵

1,602

Median asking rent per week¹

Unit

\$1,300

N/A

Population growth⁵

0.88%

Rental yield¹

House

Unit

2.63%

3.86%

Median age⁵

47 years

Median household size⁵

3.1 people

Recent Yarrambat sales²

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

Address	Bedrooms	Type	Price	Sold
 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	Undisclosed	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
 4 Laurie Street Yarrambat	4	House	\$1,333,888	02 Jun 2026
 112 Eisemans Road Yarrambat	3	House	\$2,085,000	27 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 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
 89-93 North Oatlands Road Yarrambat	7	House	\$2,230,000	07 Nov 2025
 65 Laurie Street Yarrambat	4	House	\$2,400,000	30 Oct 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 06/09/2026

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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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