



Yarraville

# Suburb Report



Your connection to property insights



**JellisCraig**

YARRAVILLE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.21m

Quarterly price change

0.41% ↑

Median unit price<sup>1</sup>

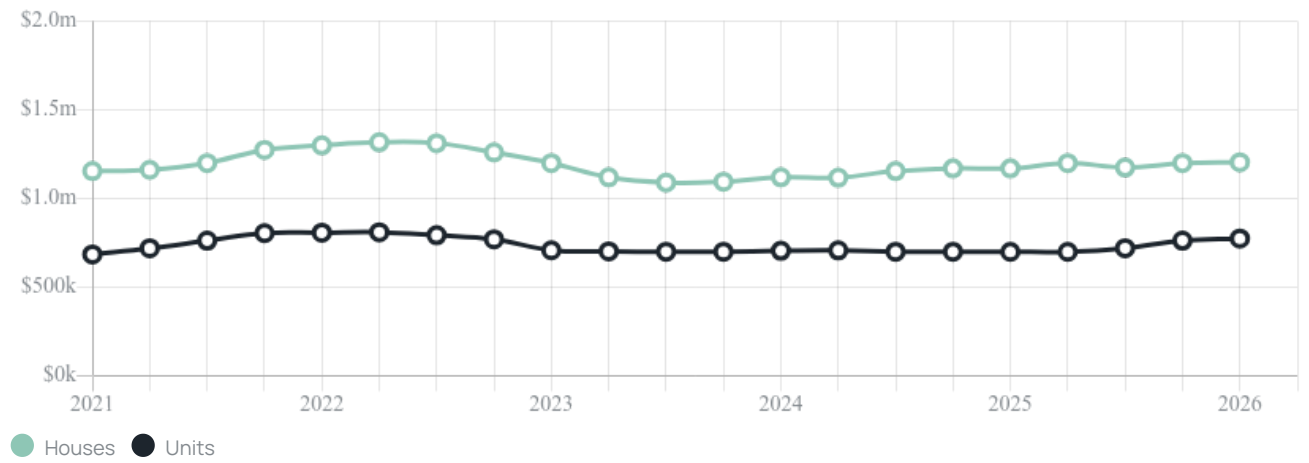
Median

\$775k

Quarterly price change

1.63% ↑

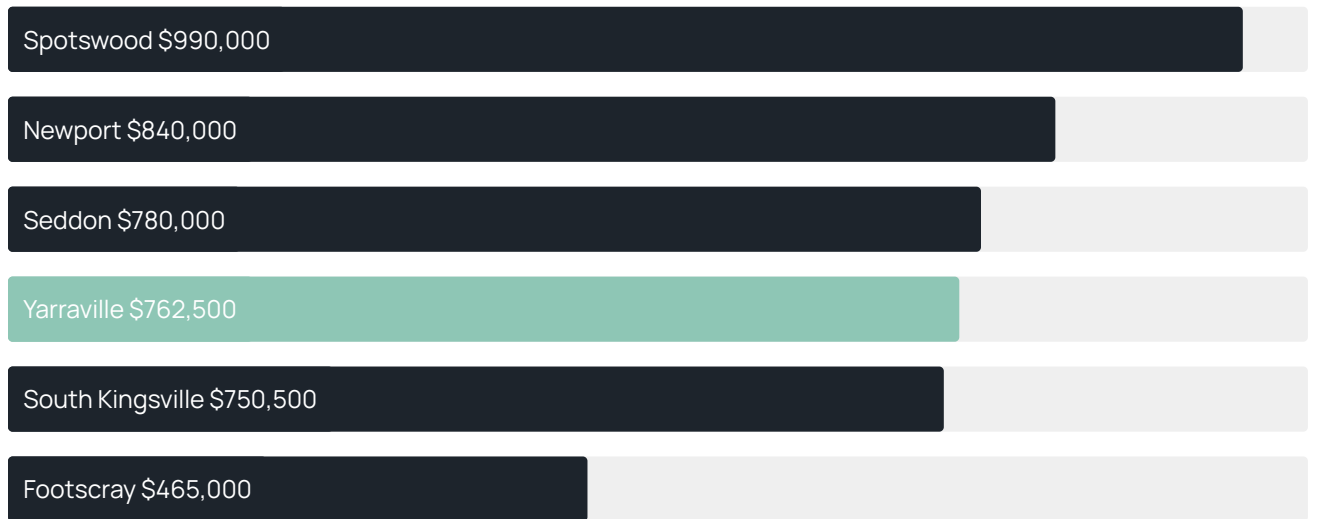
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 66%  
● Private 34%

Auction clearance rate<sup>3</sup>

81.82%

Median days on market<sup>3</sup>

25 days

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

25 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>



● Houses 72% ● Units 28%

Ownership<sup>5</sup>



● Owned outright 29% ● Mortgaged 42% ● Rented 30%

Population<sup>5</sup>

15,636

Median asking rent<sup>1</sup>

\$673 per week

Median age<sup>5</sup>

37 years

Rental yield<sup>1</sup>

2.93%











Median household size<sup>5</sup>

2.5 people











YARRAVILLE SUBURB REPORT

## Recent Yarraville sales











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

Address	Bedrooms	Type	Price	Sold
 10 Cuming St Yarraville	2	House	\$1,135,000	27 Jun 2026
 33 Fairlie St Yarraville	3	House	\$1,560,000	27 Jun 2026
 7 Drew St Yarraville	3	House	\$1,400,000	25 Jun 2026
 5/99 Gamon St Yarraville	3	Townhouse	\$1,100,000	24 Jun 2026
 2/2 Fyans St Yarraville	2	Unit	\$595,500	22 Jun 2026
 7/25 Somerville Rd Yarraville	2	Apartment	\$727,000	22 Jun 2026
 38 Kingston St Yarraville	3	House	\$1,080,000	17 Jun 2026
 201/200 Stephen St Yarraville	3	Apartment	\$655,000	15 Jun 2026
 9 Princess St Yarraville	2	House	\$1,040,000	14 Jun 2026
 41 Bellairs Av Yarraville	3	House	\$1,650,000	13 Jun 2026

## YARRAVILLE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Buninyong St Yarraville	3	House	\$1,450,000	13 Jun 2026
 10 Beatrice St YARRAVILLE	4	House	\$3,200,000	13 Jun 2026
 5/150 Hyde St Yarraville	2	Townhouse	\$732,500	12 Jun 2026
 207/58 Ballarat St YARRAVILLE	2	Apartment	\$620,000	12 Jun 2026
 36b Bromyard St Yarraville	3	House	\$1,310,000	06 Jun 2026
 101/158 Francis St Yarraville	1	Apartment	\$380,000	02 Jun 2026
 72b Stephen St Yarraville	2	Unit	\$845,000	02 Jun 2026
 31 Bromyard St Yarraville	4	House	\$1,750,000	02 Jun 2026
 3/138 Roberts St Yarraville	3	Townhouse	\$916,000	30 May 2026
 13 Canterbury St YARRAVILLE	2	House	\$931,000	30 May 2026

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Address	Bedrooms	Type	Price	Sold
 12 Stewart St Yarraville	3	House	\$1,650,000	23 May 2026
 215 Somerville Rd Yarraville	3	House	\$1,075,000	21 May 2026
 203/125 Francis St Yarraville	2	Apartment	\$525,000	16 May 2026
 11 Gordon Pde Yarraville	3	House	\$955,000	16 May 2026
 4/215 Francis St Yarraville	2	Apartment	\$490,000	15 May 2026
 1/150 Hyde St Yarraville	2	Townhouse	\$710,000	13 May 2026
 4/85 Bishop St Yarraville	2	Townhouse	\$1,287,000	12 May 2026
 3/156 Francis St Yarraville	2	Townhouse	\$704,000	09 May 2026
 2 Gent St Yarraville	2	House	\$1,117,000	09 May 2026
 48 Ofarrell St Yarraville	2	House	\$1,005,000	09 May 2026



**Jellis Craig Williamstown**  
84 Ferguson Street, Williamstown  
03 8387 0000

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 01/07/2026

- 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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