

AVONDALE HEIGHTS

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1,000k**

Quarterly Price Change

**2.04% ↑**

## Median Unit Price\*

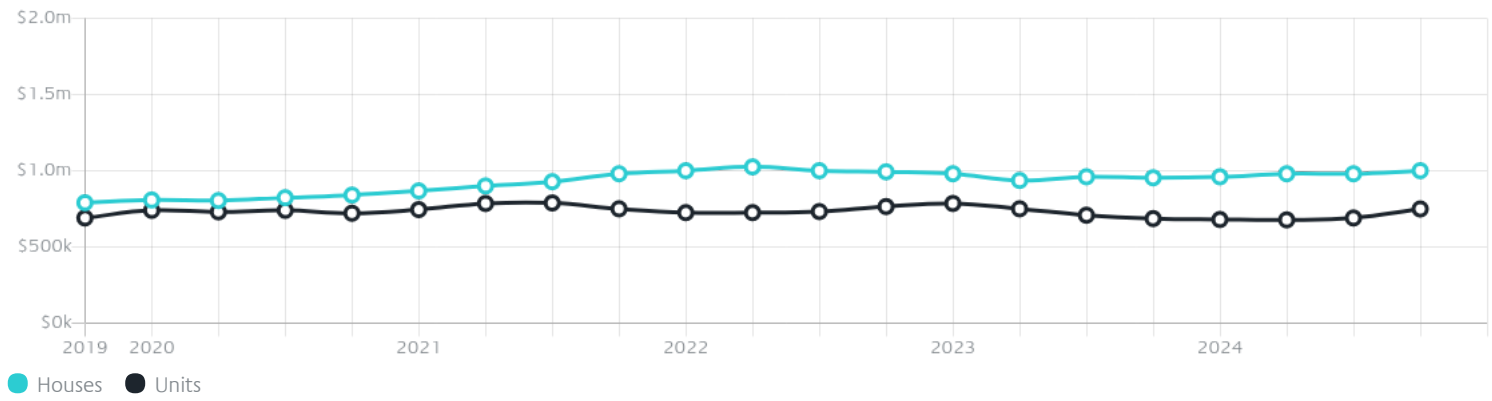
Median

**\$749k**

Quarterly Price Change

**8.55% ↑**

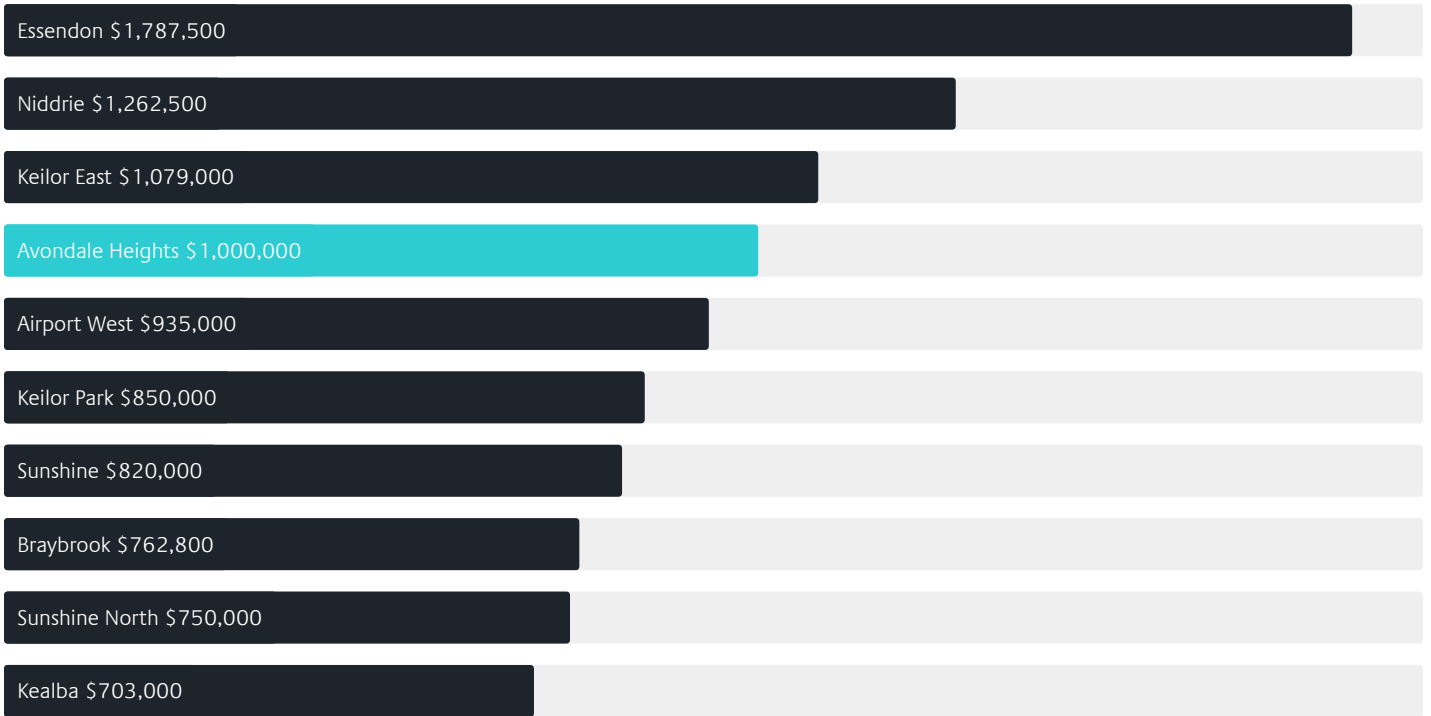
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 68%  
● Private 32%

## Auction Clearance Rate<sup>\*</sup>

92%

## Median Days on Market<sup>^</sup>

32 days

## Average Hold Period<sup>\*</sup>

9.4 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 77% ● Units 23%

## Ownership<sup>^</sup>



● Owned Outright 51% ● Mortgaged 31% ● Rented 18%

## Population<sup>^</sup>

12,388

## Median Asking Rent per week<sup>\*</sup>

\$525

## Population Growth<sup>^</sup>

6.49%

## Rental Yield<sup>\*</sup>

2.86%

## Median Age<sup>^</sup>













45 years

## Median Household Size<sup>^</sup>













2.6 people

# Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  33 Ridge Dr<br>Avondale Heights        | 3        | House     | \$890,000   | 31 Mar 2025 |
|  81 San Remo Dr<br>Avondale Heights     | 4        | House     | \$1,155,000 | 29 Mar 2025 |
|  8 Chantilly Av<br>Avondale Heights     | 3        | House     | \$1,011,000 | 29 Mar 2025 |
|  17 Glenside St<br>Avondale Heights     | 5        | House     | \$1,145,000 | 27 Mar 2025 |
|  11a Nelson Ct<br>Avondale Heights    | 2        | Unit      | \$653,000   | 15 Mar 2025 |
|  89 San Remo Dr<br>Avondale Heights   | 5        | House     | \$1,373,000 | 15 Mar 2025 |
|  34 Brown St<br>Avondale Heights      | 3        | House     | \$915,000   | 12 Mar 2025 |
|  1 Riverside Av<br>Avondale Heights   | 3        | House     | \$920,000   | 06 Mar 2025 |
|  15/2-26 North Rd<br>Avondale Heights | 3        | Townhouse | \$627,500   | 03 Mar 2025 |
|  20 Skewes St<br>Avondale Heights     | 4        | House     | \$1,701,000 | 01 Mar 2025 |
|  1 Gaetana St<br>Avondale Heights     | 3        | House     | \$820,000   | 26 Feb 2025 |
|  46 Riviera Rd<br>Avondale Heights    | 3        | House     | \$980,000   | 22 Feb 2025 |

# Sold Properties~

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  34a Thompson St<br>Avondale Heights     | 3        | House     | \$925,000   | 22 Feb 2025 |
|  1 / 10 Raglan St<br>Avondale Heights    | 3        | Unit      | \$675,000   | 22 Feb 2025 |
|  19 Lake St<br>Avondale Heights          | 3        | House     | \$980,000   | 22 Feb 2025 |
|  31b Clarendon St<br>Avondale Heights    | 4        | Townhouse | \$1,056,000 | 15 Feb 2025 |
|  3 / 53 San Remo Dr<br>Avondale Heights | 3        | Townhouse | \$694,000   | 15 Feb 2025 |
|  231 Military Rd<br>Avondale Heights   | 3        | House     | \$660,000   | 13 Feb 2025 |
|  24 Glenside St<br>Avondale Heights    | 5        | House     | \$1,020,000 | 08 Feb 2025 |
|  41a Orleans Rd<br>Avondale Heights    | 4        | Townhouse | \$1,360,000 | 06 Feb 2025 |
|  9 Brentwood Dr<br>Avondale Heights    | 3        | House     | \$930,000   | 30 Jan 2025 |
|  14 Military Rd<br>Avondale Heights    | 1        | House     | \$811,000   | 29 Jan 2025 |
|  5 Raglan St<br>Avondale Heights       | 2        | House     | \$1,230,000 | 28 Jan 2025 |
|  20 Cannes Av<br>Avondale Heights      | 3        | House     | \$890,000   | 23 Jan 2025 |

# Sold Properties~

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  31 Barbara Cr<br>Avondale Heights     | 3        | House | \$905,000   | 13 Jan 2025 |
|  15a Weyburn Pl<br>Avondale Heights    | 3        | House | \$1,030,000 | 02 Jan 2025 |
|  29 Wood St<br>Avondale Heights        | 3        | Villa | \$620,000   | 23 Dec 2024 |
|  64 Ridge Dr<br>Avondale Heights       | 3        | House | \$850,000   | 23 Dec 2024 |
|  115 Canning St<br>Avondale Heights   | 3        | House | \$880,000   | 20 Dec 2024 |
|  59 Wood St<br>Avondale Heights      | 4        | House | \$1,295,000 | 17 Dec 2024 |
|  24 Charmaine Av<br>Avondale Heights | 3        | House | \$863,000   | 16 Dec 2024 |
|  14 Lorgrove Ct<br>Avondale Heights  | 5        | House | \$3,025,000 | 14 Dec 2024 |
|  99 Military Rd<br>Avondale Heights  | 3        | House | \$677,000   | 11 Dec 2024 |
|  33 Barbara Cr<br>Avondale Heights   | 3        | House | \$787,500   | 11 Dec 2024 |
|  3/10 Raglan St<br>Avondale Heights  | 2        | Unit  | \$573,000   | 10 Dec 2024 |
|  2/10 Raglan St<br>Avondale Heights  | 2        | House | \$592,000   | 07 Dec 2024 |

# Jellis Craig

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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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