

JellisCraig

AVONDALE HEIGHTS

Suburb Report

Know your neighbourhood.



AVONDALE HEIGHTS SUBURB REPORT

Median House Price*

Median

\$980k

Quarterly Price Change

-0.50% ↓

Median Unit Price*

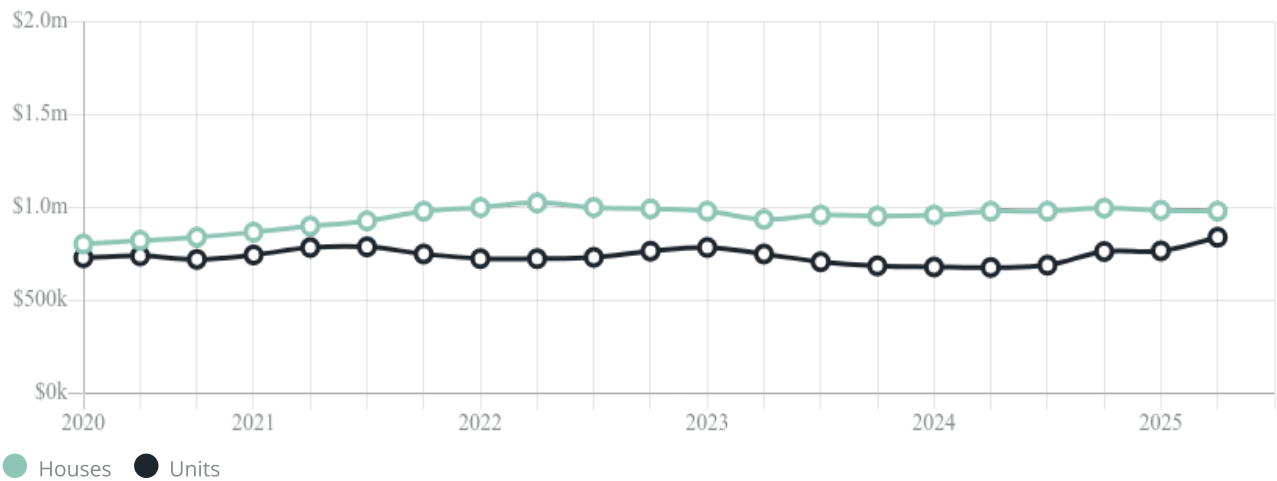
Median

\$840k

Quarterly Price Change

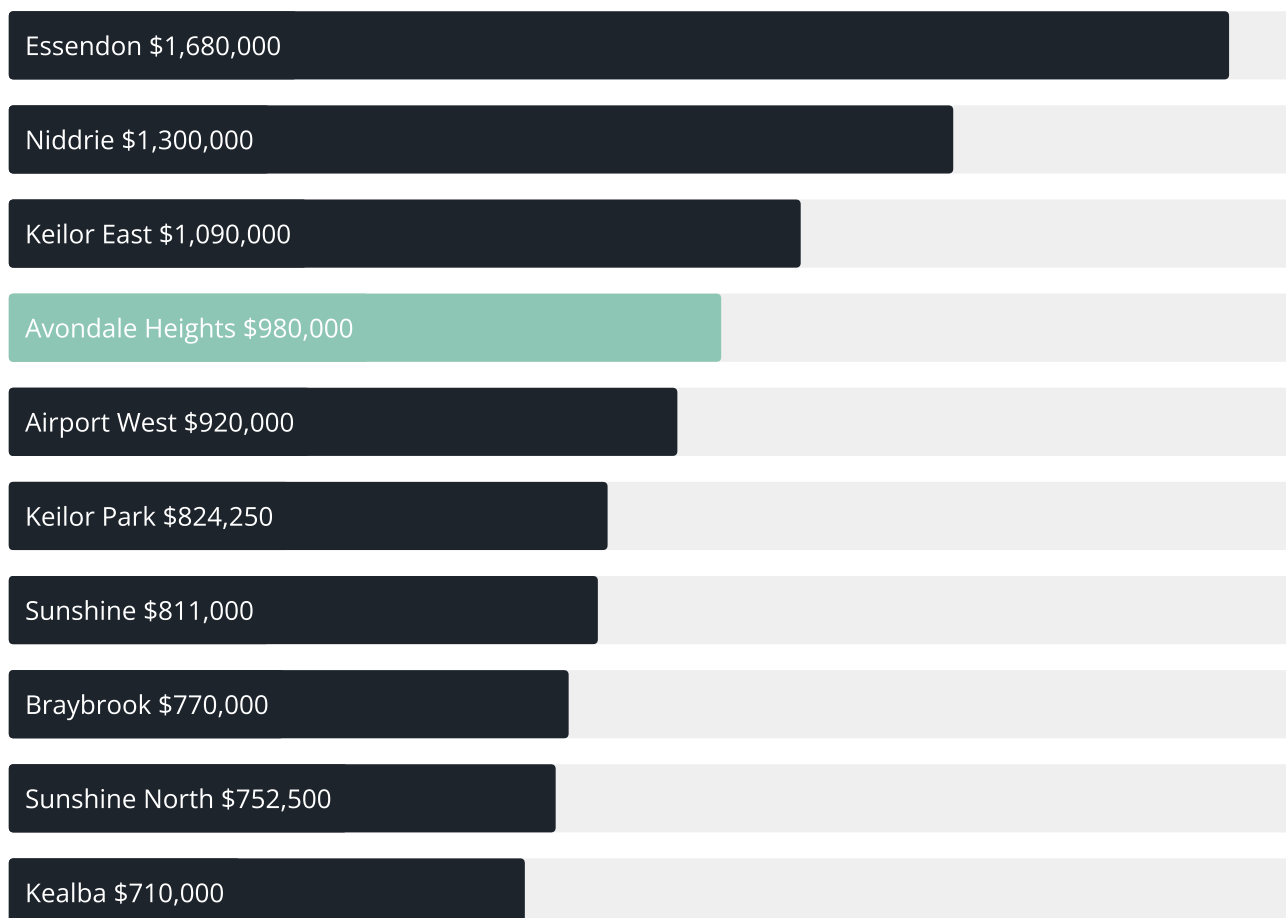
9.57% ↑

Quarterly Price Change*

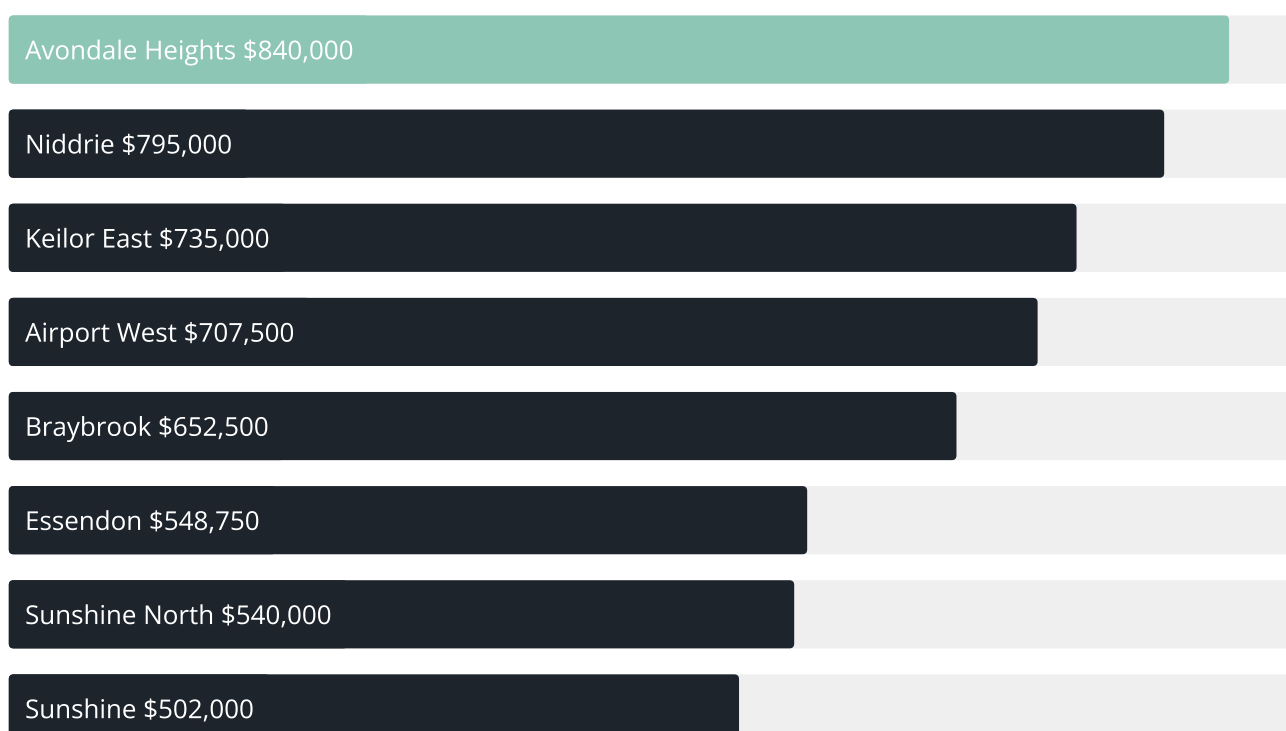


AVONDALE HEIGHTS SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



AVONDALE HEIGHTS SUBURB REPORT

Sale Method*



● Auction 71%
● Private 29%

Auction Clearance Rate*

88.64%

Median Days on Market^

31 days

Average Hold Period*

9.4 years

Dwelling Type^



● Houses 77% ● Units 23%

Ownership^



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

Population^

12,388

Median Asking Rent per week*

\$550

Population Growth^

6.49%

Rental Yield*

2.86%

Median Age^











45 years

Median Household Size^











2.6 people

AVONDALE HEIGHTS SUBURB REPORT











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/suburbinsights

Address	Bedrooms	Type	Price	Sold
 18 Lake St Avondale Heights	4	House	\$1,414,000	26 Jul 2025
 25a Robson Av AVONDALE HEIGHTS	3	House	\$750,000	26 Jul 2025
 13 Rim Cross Dr AVONDALE HEIGHTS	3	House	\$910,000	24 Jul 2025
 86 Clarendon St Avondale Heights	3	House	\$930,000	22 Jul 2025
 4/16 Glenview Ct Avondale Heights	4	Townhouse	\$962,500	21 Jul 2025
 58a Arcade Way Avondale Heights	3	Unit	\$665,000	17 Jul 2025
 35 Riverside Av Avondale Heights	3	House	\$1,030,000	17 Jul 2025
 6/2-4 Carmyle Ct Avondale Heights	3	Townhouse	\$615,000	12 Jul 2025
 33 Hanley St Avondale Heights	2	House	\$620,000	09 Jul 2025
 28 Wood St Avondale Heights	2	House	\$825,000	08 Jul 2025

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Rhonda St Avondale Heights	3	House	\$981,888	05 Jul 2025
 8 Cornwall St Avondale Heights	3	House	\$1,000,000	05 Jul 2025
 241 Military Rd Avondale Heights	3	House	\$940,000	01 Jul 2025
 20 Doyle St Avondale Heights	3	House	\$965,000	29 Jun 2025
 35 Charmaine Av Avondale Heights	3	House	\$958,000	28 Jun 2025
 46 Military Rd Avondale Heights	4	Townhouse	\$1,100,000	25 Jun 2025
 35 Rogerson St Avondale Heights	3	House	\$1,020,000	12 Jun 2025
 27 Brentwood Dr Avondale Heights	3	House	\$950,000	12 Jun 2025
 3/10 Nelson Ct Avondale Heights	3	Unit	\$710,000	11 Jun 2025
 3/51 Canning St Avondale Heights	4	Townhouse	\$840,000	02 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 58 Ridge Dr Avondale Heights	3	House	\$945,000	31 May 2025
 6 Barbara Cr Avondale Heights	4	House	\$960,000	31 May 2025
 18 Barbara Cr Avondale Heights	3	House	\$990,000	30 May 2025
 31 Medfield Av Avondale Heights	4	Townhouse	\$1,220,000	28 May 2025
 7 Aldea Cr Avondale Heights	3	House	\$790,000	26 May 2025
 48 Ridge Dr Avondale Heights	3	House	\$910,000	26 May 2025
 66 Macey Av Avondale Heights	3	House	\$982,500	26 May 2025
 37 Sydney St Avondale Heights	3	House	\$860,000	24 May 2025
 3/3 Alexander St Avondale Heights	2	Townhouse	\$752,000	24 May 2025
 1a Charmaine Av Avondale Heights	3	Townhouse	\$1,015,000	23 May 2025



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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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