

# *Suburb* **INSIGHTS**

3034  
AVONDALE HEIGHTS



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$980k**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

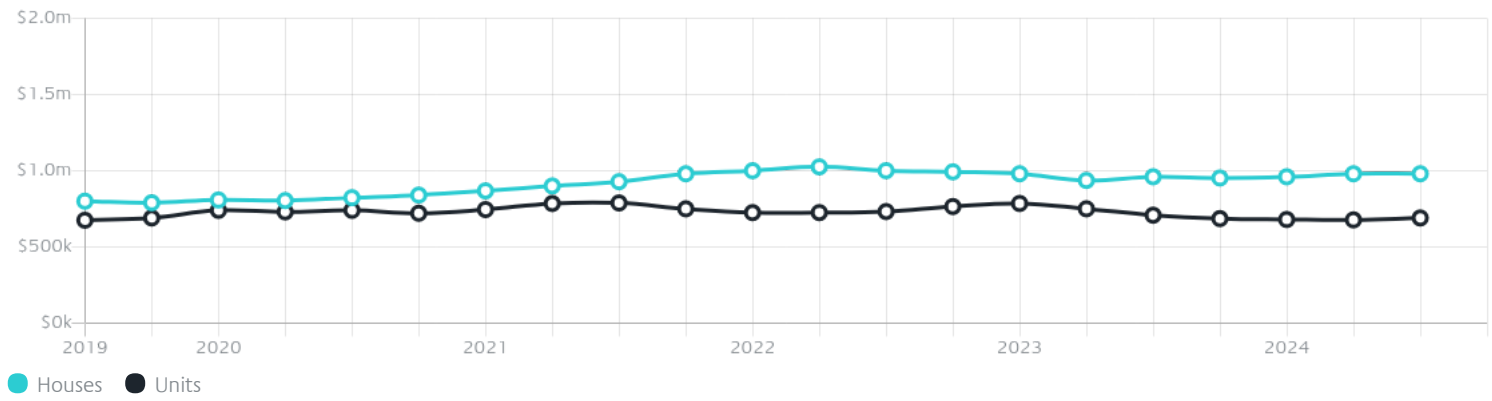
Median

**\$690k**

Quarterly Price Change

**1.84% ↑**

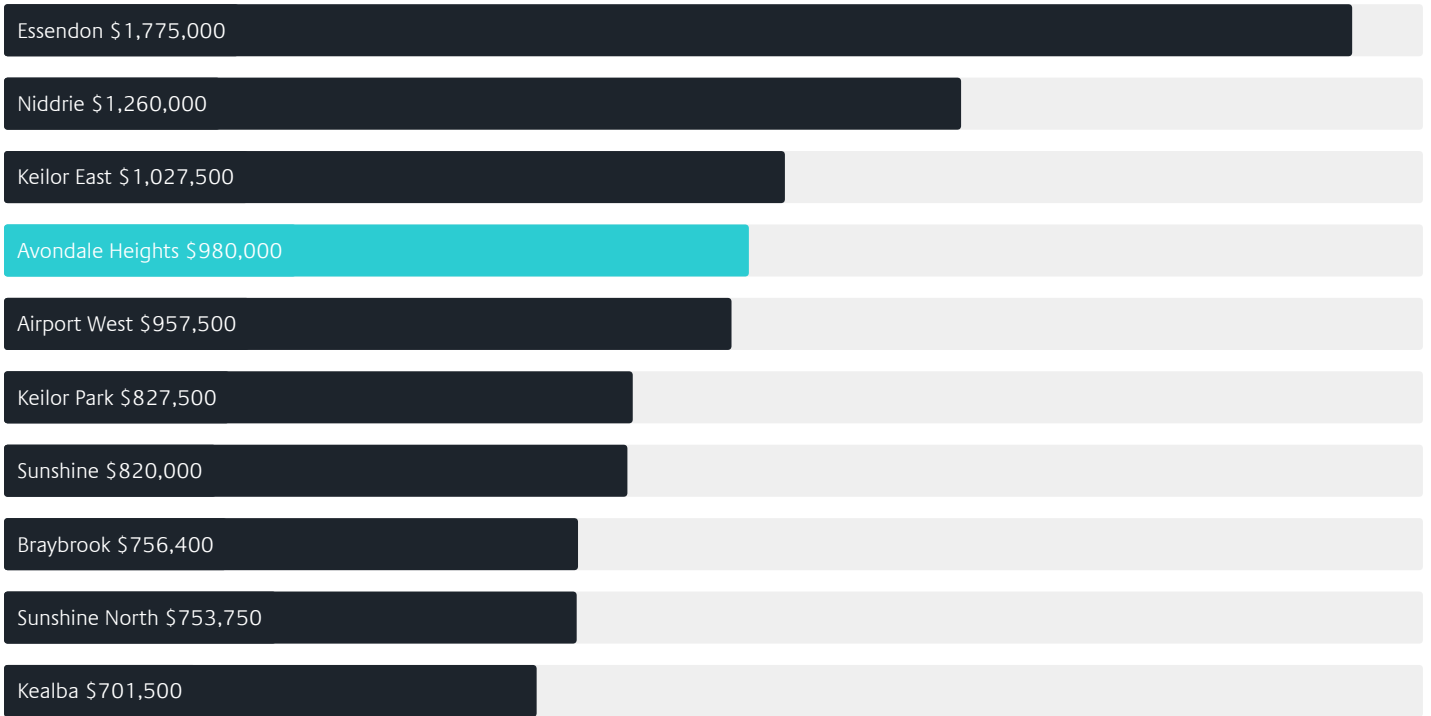
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 83%  
● Private 17%

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

71.05%

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

33 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>

\$538

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~











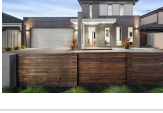

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 13/2-26 North Rd Avondale Heights	2	Unit	\$660,000	23 Nov 2024
 54 Riviera Rd Avondale Heights	4	House	\$1,401,000	22 Nov 2024
 20 Arbor Tce Avondale Heights	3	House	\$950,000	19 Nov 2024
 67 Ridge Dr Avondale Heights	3	House	\$915,000	19 Nov 2024
 6a Langham St Avondale Heights	4	Townhouse	\$1,230,000	13 Nov 2024
 51 Charmaine Av Avondale Heights	3	House	\$960,000	11 Nov 2024
 11 Laura Gr Avondale Heights	4	House	\$1,240,000	09 Nov 2024
 10 Venice Ct Avondale Heights	4	House	\$1,200,000	09 Nov 2024
 87 Riviera Rd Avondale Heights	5	House	\$2,085,000	09 Nov 2024
 50 Military Rd Avondale Heights	4	House	\$1,075,000	07 Nov 2024
 7/9b Weyburn Pl Avondale Heights	3	Townhouse	\$680,000	31 Oct 2024
 24 Riverview St Avondale Heights	4	House	\$1,867,000	30 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 45 Orleans Rd Avondale Heights	3	House	\$1,057,500	26 Oct 2024
 4/20 Riverview St Avondale Heights	3	Townhouse	\$858,000	21 Oct 2024
 76 Doyle St Avondale Heights	3	House	\$920,000	19 Oct 2024
 45a Intervale Dr Avondale Heights	4	Townhouse	\$1,050,000	14 Oct 2024
 63 Montpellier Dr Avondale Heights	3	House	\$930,000	12 Oct 2024
 54 Riverside Av Avondale Heights	4	House	\$1,280,000	10 Oct 2024
 1b Arvern Av Avondale Heights	3	Townhouse	\$770,000	07 Oct 2024
 38 Arcade Way Avondale Heights	3	House	\$1,260,000	05 Oct 2024
 44 Doyle St Avondale Heights	4	House	\$1,390,000	05 Oct 2024
 7 Riviera Rd Avondale Heights	3	House	\$816,500	05 Oct 2024
 34 Wood St Avondale Heights	3	House	\$980,500	04 Oct 2024
 8 Mountain View Av Avondale Heights	3	House	\$985,000	02 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 59a Wood St Avondale Heights	4	Townhouse	\$1,272,000	23 Sep 2024
 40 Intervale Dr Avondale Heights	4	House	\$980,000	21 Sep 2024
 36 Bordeaux St Avondale Heights	3	House	\$775,000	20 Sep 2024
 21 Rogerson St Avondale Heights	3	House	\$1,090,000	14 Sep 2024
 1/51 Canning St Avondale Heights	4	Townhouse	\$955,000	12 Sep 2024
 3 Brown St Avondale Heights	3	House	\$800,000	10 Sep 2024
 42 Lake St Avondale Heights	2	House	\$595,000	10 Sep 2024
 3 Weyburn Pl Avondale Heights	5	House	\$1,811,000	07 Sep 2024
 1/19 Amis Cr Avondale Heights	3	Unit	\$690,000	02 Sep 2024
 90c Military Rd Avondale Heights	4	Townhouse	\$655,000	01 Sep 2024
 6 Deutscher St Avondale Heights	4	House	\$1,890,000	31 Aug 2024
 33 Orleans Rd Avondale Heights	3	House	\$860,000	24 Aug 2024



Moonee Valley Office  
Level 1, 1070 Mt Alexander Road, Essendon  
03 9379 2000

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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