

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1,000k

Quarterly Price Change

2.04% ↑

Median Unit Price*

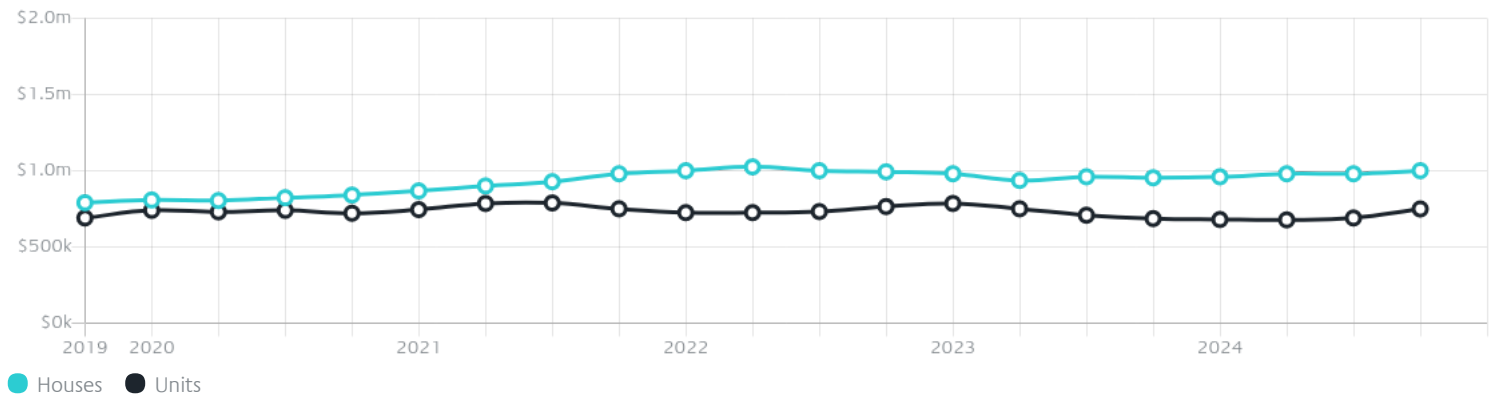
Median

\$749k

Quarterly Price Change

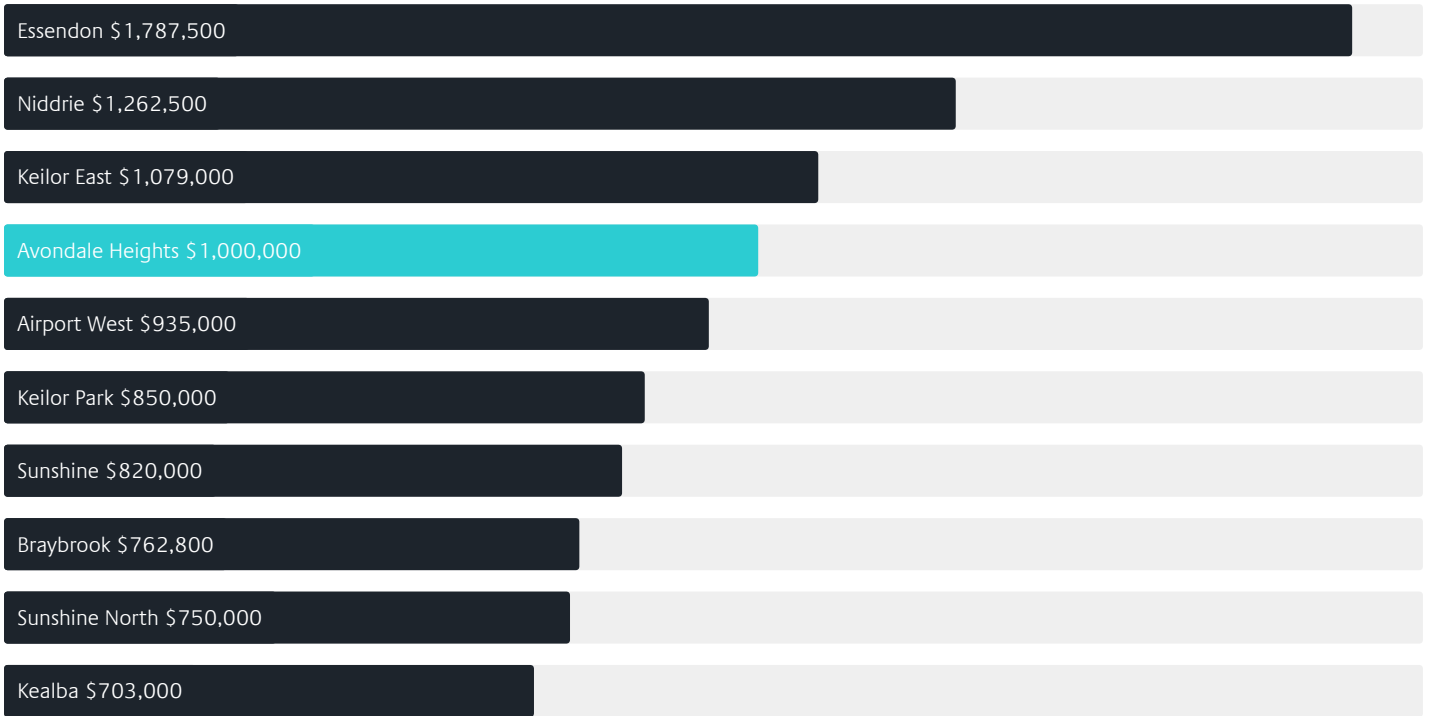
8.55% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 68%
● Private 32%

Auction Clearance Rate^{*}

82.14%

Median Days on Market[^]

31 days

Average Hold Period^{*}

9.4 years

Insights

Dwelling Type[^]



● Houses 77% ● Units 23%

Ownership[^]



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

Population[^]

12,388

Median Asking Rent per week^{*}

\$525

Population Growth[^]

6.49%

Rental Yield^{*}

2.86%

Median Age[^]













45 years

Median Household Size[^]













2.6 people

Sold Properties~









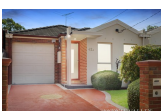



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 20 Cannes Av Avondale Heights	3	House	\$890,000	23 Jan 2025
 31 Barbara Cr Avondale Heights	3	House	\$905,000	16 Jan 2025
 15a Weyburn Pl Avondale Heights	3	House	\$1,030,000	02 Jan 2025
 64 Ridge Dr Avondale Heights	3	House	\$850,000	23 Dec 2024
 115 Canning St Avondale Heights	3	House	\$880,000	20 Dec 2024
 59 Wood St Avondale Heights	4	House	\$1,295,000	17 Dec 2024
 24 Charmaine Av Avondale Heights	3	House	\$863,000	16 Dec 2024
 14 Lorgrove Ct Avondale Heights	5	House	\$3,025,000	14 Dec 2024
 99 Military Rd Avondale Heights	3	House	\$677,000	11 Dec 2024
 33 Barbara Cr Avondale Heights	3	House	\$787,500	11 Dec 2024
 3/10 Raglan St Avondale Heights	2	Unit	\$573,000	10 Dec 2024
 44 Macey Av Avondale Heights	3	House	\$896,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 63 Orleans Rd Avondale Heights	5	House	\$1,470,000	07 Dec 2024
 2/10 Raglan St Avondale Heights	2	House	\$592,000	07 Dec 2024
 37 Landsby Dr Avondale Heights	4	House	\$1,040,000	06 Dec 2024
 193 Military Rd AVONDALE HEIGHTS	3	House	\$660,000	05 Dec 2024
 1/1 Arvern Av Avondale Heights	4	Townhouse	\$1,250,000	03 Dec 2024
 19a Hanley St AVONDALE HEIGHTS	3	House	\$733,555	02 Dec 2024
 1 St Raphael St Avondale Heights	3	House	\$865,000	23 Nov 2024
 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
 16 Moffat St Avondale Heights	3	House	\$860,000	21 Nov 2024
 67 Ridge Dr Avondale Heights	3	House	\$915,000	19 Nov 2024
 21 Lovett Dr Avondale Heights	5	House	\$1,600,000	15 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 11 Laura Gr Avondale Heights	4	House	\$1,240,000	09 Nov 2024
 19 Hanley St Avondale Heights	3	Villa	\$733,555	08 Nov 2024
 50 Military Rd Avondale Heights	4	House	\$1,075,000	07 Nov 2024
 2/51 Canning St Avondale Heights	4	Townhouse	\$940,000	04 Nov 2024
 42a Mountain View Av Avondale Heights	3	House	\$850,000	04 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
 45 Orleans Rd Avondale Heights	3	House	\$1,057,500	26 Oct 2024



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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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