

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1,000k

Quarterly Price Change

2.04% ↑

Median Unit Price*

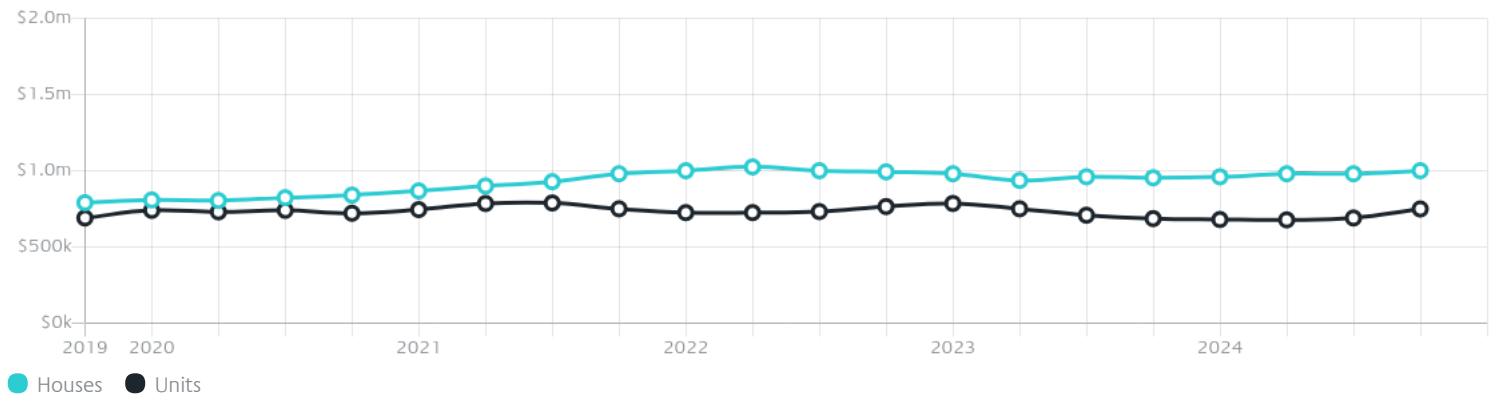
Median

\$749k

Quarterly Price Change

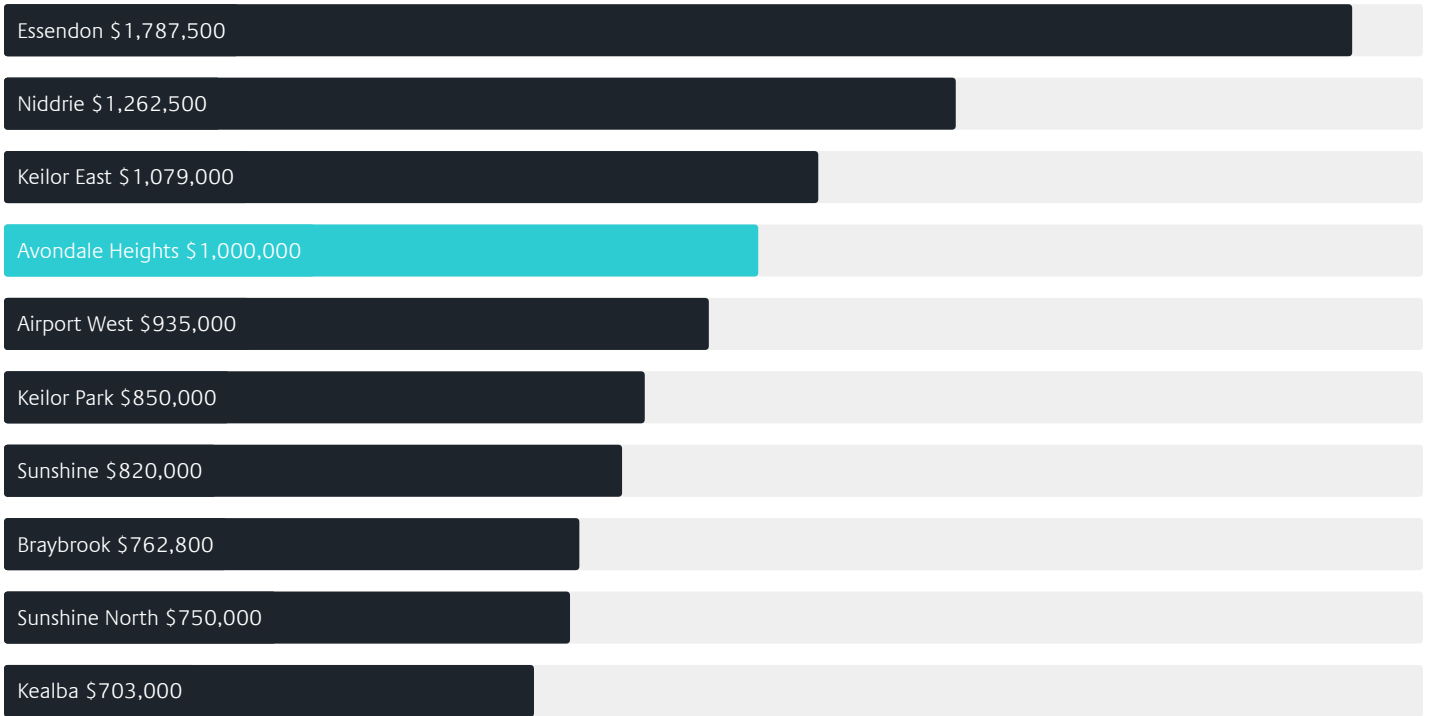
8.55% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 76%
● Private 24%

Auction Clearance Rate*

80.65%

Median Days on Market^

30 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
 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
 63 Orleans Rd Avondale Heights	5	House	\$1,470,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 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



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Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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