

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$990k**

Quarterly Price Change

**-0.65% ↓**

## Median Unit Price\*

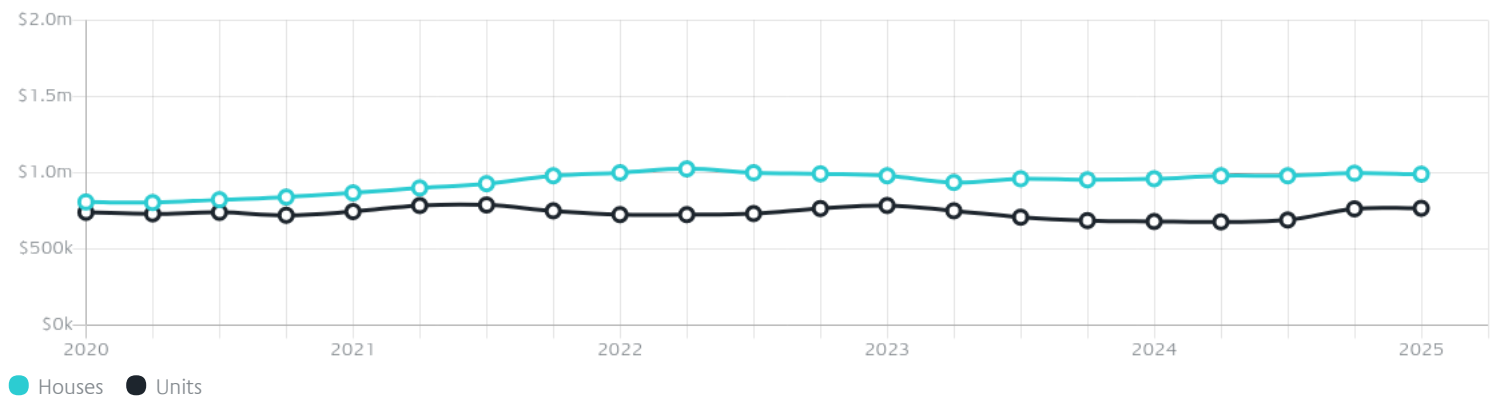
Median

**\$767k**

Quarterly Price Change

**0.47% ↑**

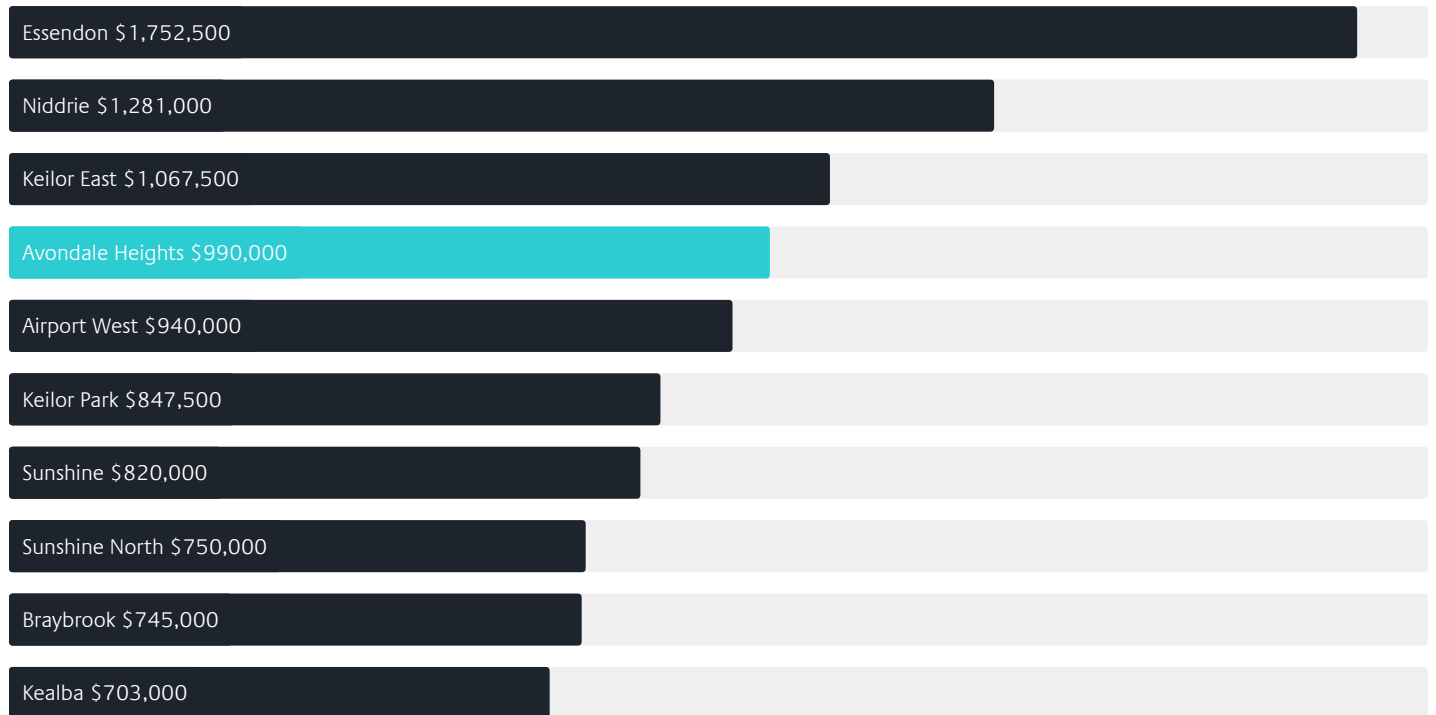
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 78%  
● Private 22%

Auction Clearance Rate\*

82.22%

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\*

\$580

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 1 Charmaine Av Avondale Heights	3	Townhouse	\$1,025,000	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
 6 Barbara Cr Avondale Heights	4	House	\$960,000	31 May 2025
 58 Ridge Dr Avondale Heights	3	House	\$945,000	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
 66 Macey Av Avondale Heights	3	House	\$982,500	26 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 20b Sovereign Way Avondale Heights	2	Unit	\$520,000	21 May 2025
 76 Montpellier Dr Avondale Heights	3	House	\$1,100,000	19 May 2025
 21 Chantilly Av Avondale Heights	3	House	\$1,025,000	19 May 2025
 5 Mckenna St Avondale Heights	3	House	\$910,000	17 May 2025
 2/20 Riverview St Avondale Heights	3	House	\$907,500	17 May 2025
 1 Ridge Dr Avondale Heights	4	House	\$1,218,800	17 May 2025
 1 Thackeray Qdrnt Avondale Heights	4	House	\$1,600,000	14 May 2025
 20 South Gateway Avondale Heights	3	House	\$780,000	13 May 2025
 52A Thompson St Avondale Heights	3	House	\$950,000	10 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Monmouth St Avondale Heights	3	House	\$935,000	09 May 2025
 10 Larwood Cl Avondale Heights	3	House	\$1,060,000	09 May 2025
 57 St Raphael St Avondale Heights	3	House	\$1,005,000	08 May 2025
 9/2 North Rd Avondale Heights	2	Flat/Unit/Apartment	\$565,000	08 May 2025
 24 Mckenna St Avondale Heights	2	House	\$720,000	03 May 2025
 41 Charmaine Av Avondale Heights	3	House	\$1,117,000	03 May 2025
 8 Bordeaux St Avondale Heights	3	House	\$888,888	01 May 2025
 9 Poble Wlk Avondale Heights	3	Townhouse	\$735,000	30 Apr 2025
 26 Herbert St Avondale Heights	2	House	\$950,000	25 Apr 2025
 1a Moffat St Avondale Heights	3	House	\$1,045,000	23 Apr 2025
 1/61 San Remo Dr Avondale Heights	3	Townhouse	\$795,000	23 Apr 2025
 48a Lake St Avondale Heights	4	House	\$1,380,000	16 Apr 2025



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Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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