

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$990k

Quarterly Price Change

-0.65% ↓

Median Unit Price*

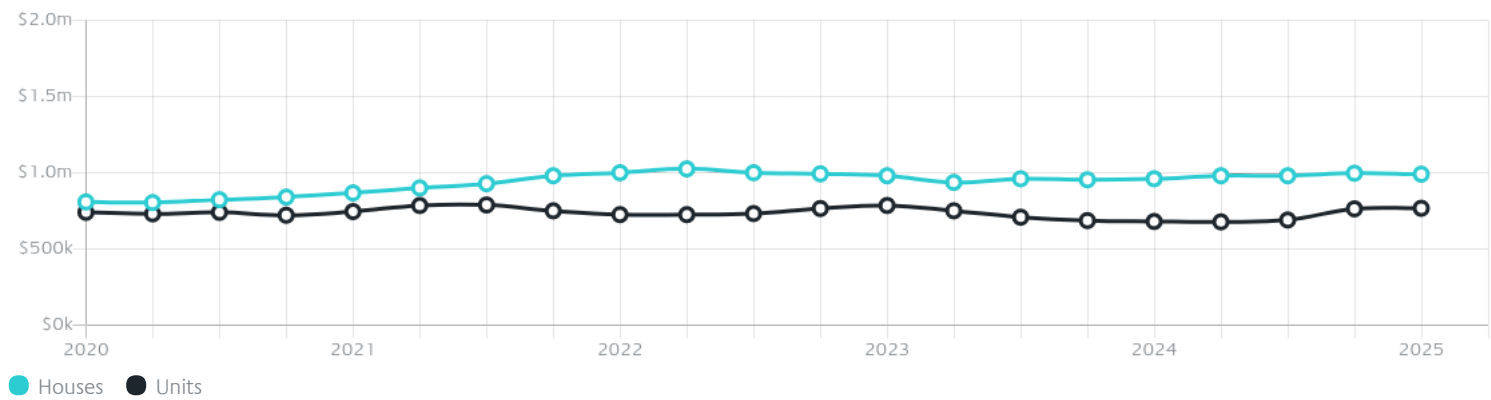
Median

\$767k

Quarterly Price Change

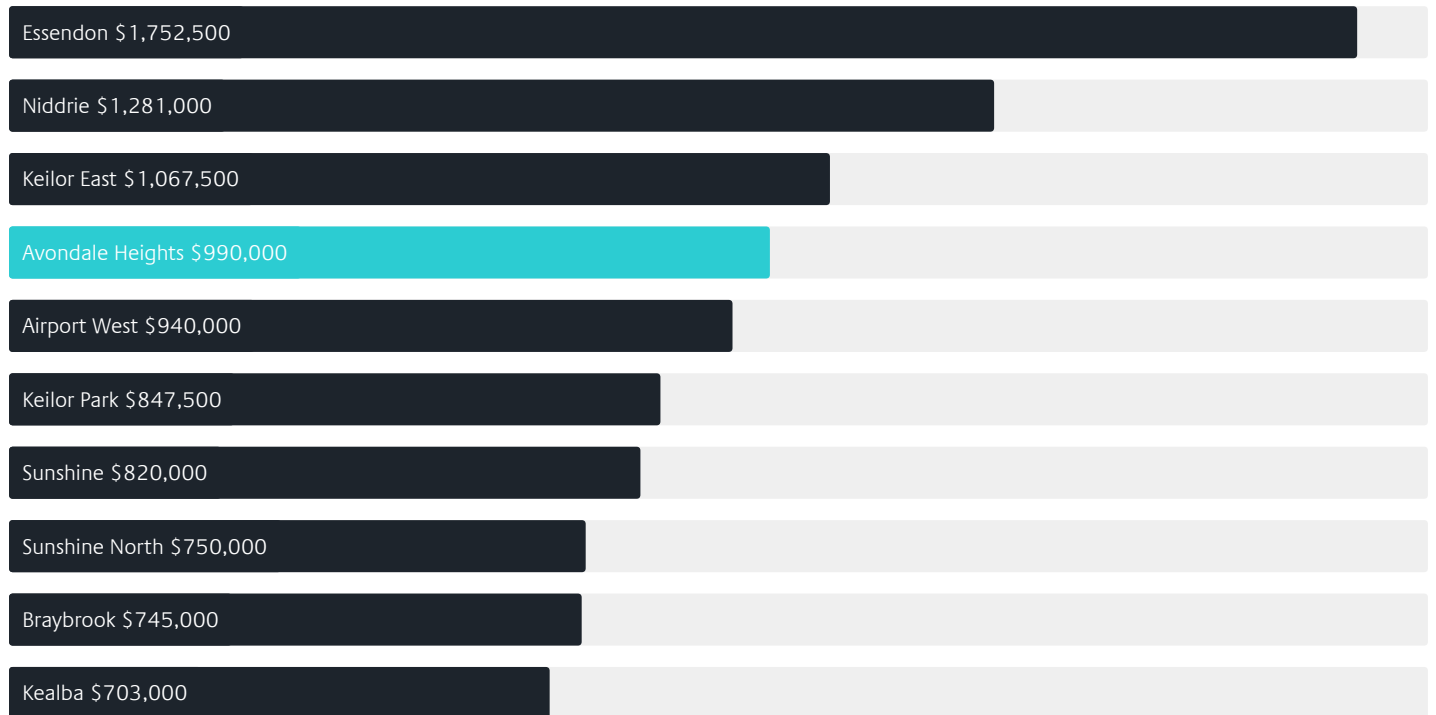
0.47% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 86%
● Private 14%

Auction Clearance Rate*

82.35%

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

Address	Bedrooms	Type	Price	Sold
 58 Ridge Dr Avondale Heights	3	House	\$945,000	31 May 2025
 48 Ridge Dr Avondale Heights	3	House	\$910,000	30 May 2025
 31 Medfield Av Avondale Heights	4	Townhouse	\$1,220,000	28 May 2025
 66 Macey Av Avondale Heights	3	House	\$982,500	26 May 2025
 7 Aldea Cr Avondale Heights	3	House	\$790,000	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
 76 Montpelier Dr Avondale Heights	3	House	\$1,100,000	22 May 2025
 20b Sovereign Way Avondale Heights	2	Unit	\$520,000	21 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Ridge Dr Avondale Heights	4	House	\$1,218,800	17 May 2025
 2/20 Riverview St Avondale Heights	3	House	\$907,500	17 May 2025
 1 Thackeray Qdrnt Avondale Heights	4	House	\$1,600,000	14 May 2025
 52A Thompson St Avondale Heights	3	House	\$950,000	10 May 2025
 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
 41 Charmaine Av Avondale Heights	3	House	\$1,117,000	03 May 2025
 24 Mckenna St Avondale Heights	2	House	\$720,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/2 Robson Av Avondale Heights	3	Townhouse	\$795,000	12 Apr 2025
 57 Riverside Av Avondale Heights	2	House	\$950,000	11 Apr 2025
 50a Mountain View Av Avondale Heights	3	House	\$935,000	07 Apr 2025
 2 Bordeaux St Avondale Heights	3	House	\$830,000	07 Apr 2025
 3/2-4 Carmyle Ct Avondale Heights	2	Unit	\$580,000	05 Apr 2025
 3/2 Carmyle Ct Avondale Heights	2	Flat/Unit/Apartment	\$580,000	05 Apr 2025
 25 Macey Av Avondale Heights	1	House	\$1,010,000	05 Apr 2025
 3/10 Arvern Av Avondale Heights	2	Unit	\$620,000	31 Mar 2025
 8 Chantilly Av Avondale Heights	3	House	\$1,011,000	29 Mar 2025



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Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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