

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1,000k

Quarterly Price Change

2.04% ↑

Median Unit Price*

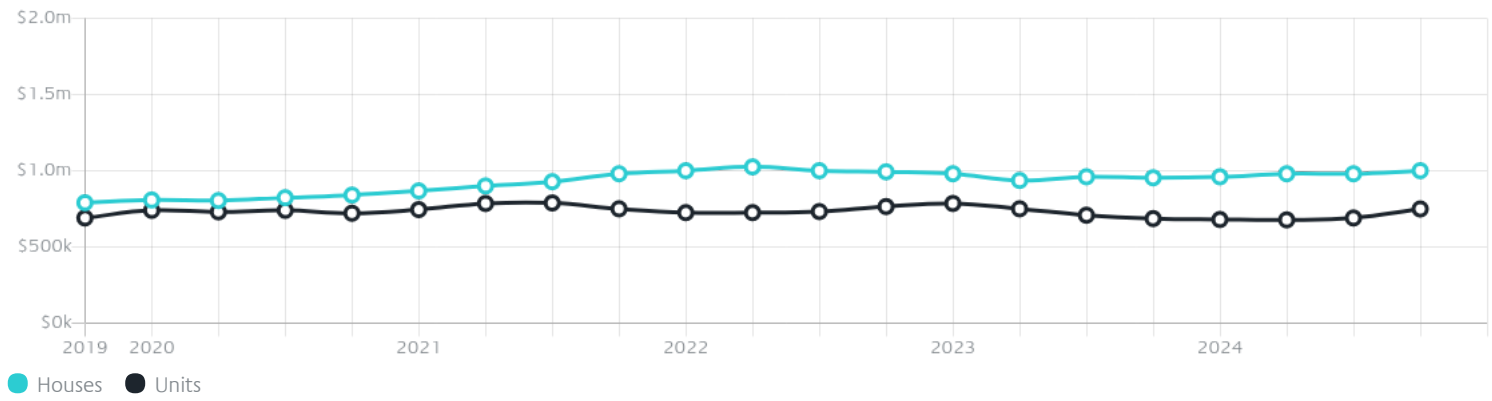
Median

\$749k

Quarterly Price Change

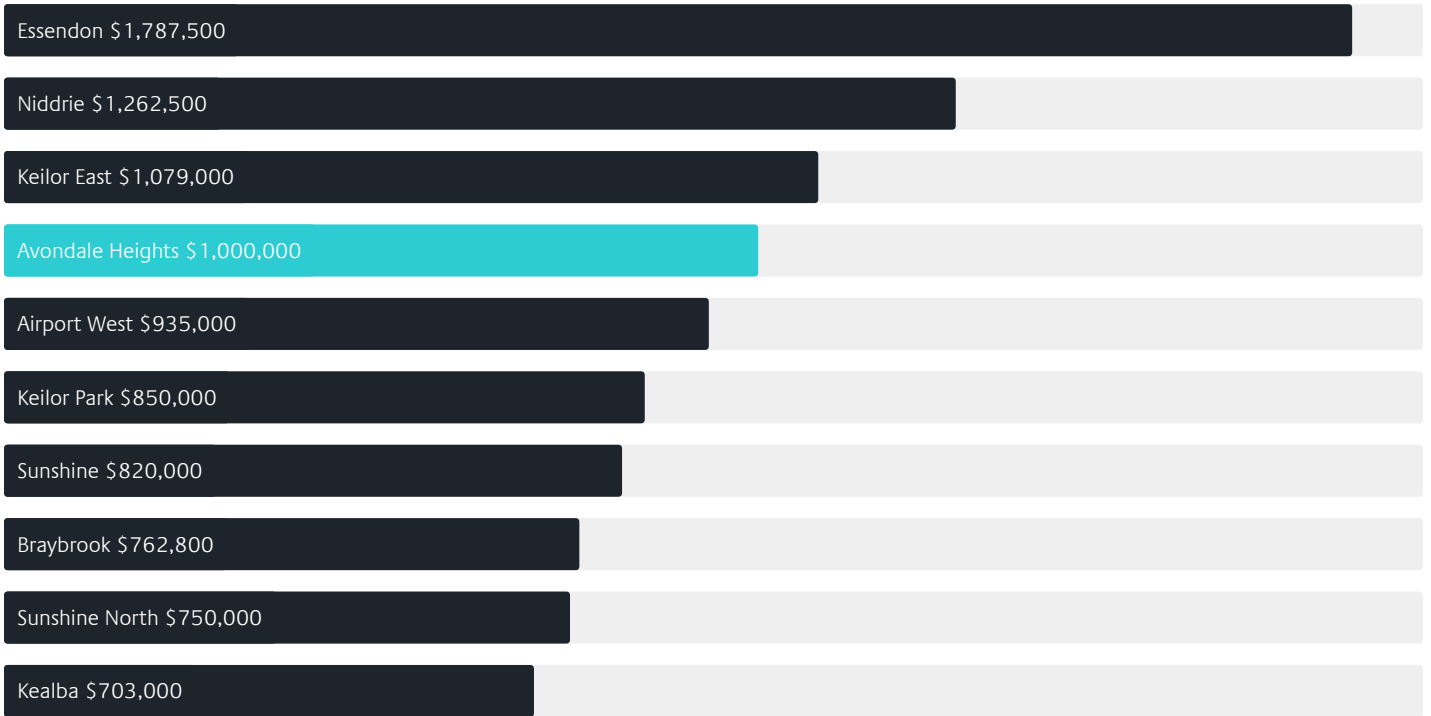
8.55% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 62%
● Private 38%

Auction Clearance Rate^{*}

96.15%

Median Days on Market[^]

32 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 17 Herbert St Avondale Heights	3	House	\$880,000	28 Feb 2025
 5 Deutscher St Avondale Heights	4	House	\$1,340,000	26 Feb 2025
 34a Thompson St Avondale Heights	3	House	\$925,000	22 Feb 2025
 1 / 10 Raglan St Avondale Heights	3	Unit	\$675,000	22 Feb 2025
 19 Lake St Avondale Heights	3	House	\$980,000	22 Feb 2025
 12 Monmouth St Avondale Heights	3	House	\$870,000	20 Feb 2025
 31b Clarendon St Avondale Heights	4	Townhouse	\$1,056,000	15 Feb 2025
 3 / 53 San Remo Dr Avondale Heights	3	Townhouse	\$694,000	15 Feb 2025
 231 Military Rd Avondale Heights	3	House	\$660,000	13 Feb 2025
 41a Orleans Rd Avondale Heights	4	Townhouse	\$1,360,000	06 Feb 2025
 9 Brentwood Dr Avondale Heights	3	House	\$930,000	30 Jan 2025
 14 Military Rd Avondale Heights	1	House	\$811,000	29 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Cannes Av Avondale Heights	3	House	\$890,000	23 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
 29 Wood St Avondale Heights	3	Villa	\$620,000	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
 4a Medfield Av Avondale Heights	4	House	\$990,000	07 Dec 2024
 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



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

jellisraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.