

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$990k

Quarterly Price Change

-0.65% ↓

Median Unit Price*

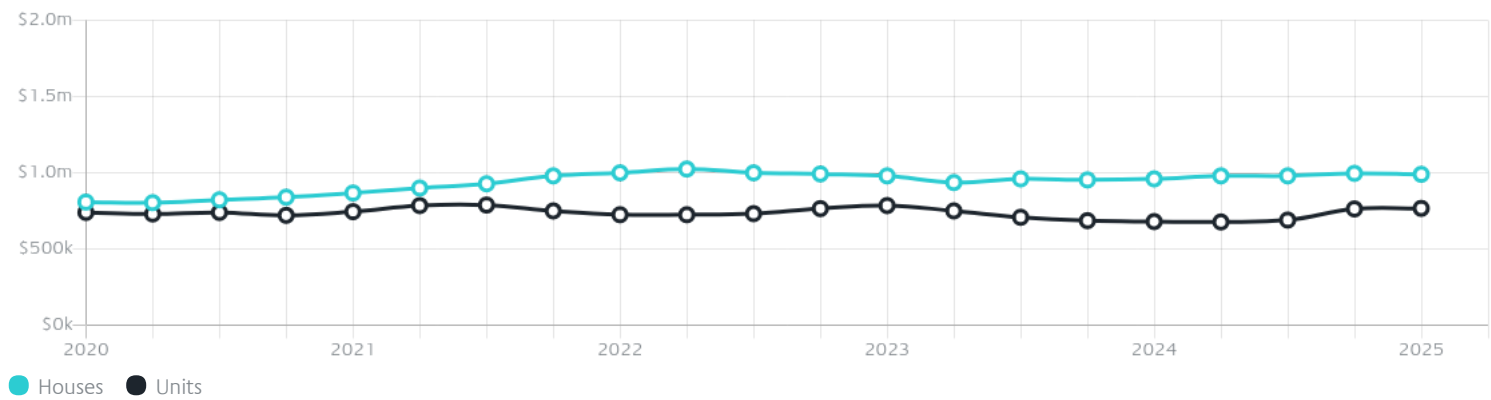
Median

\$767k

Quarterly Price Change

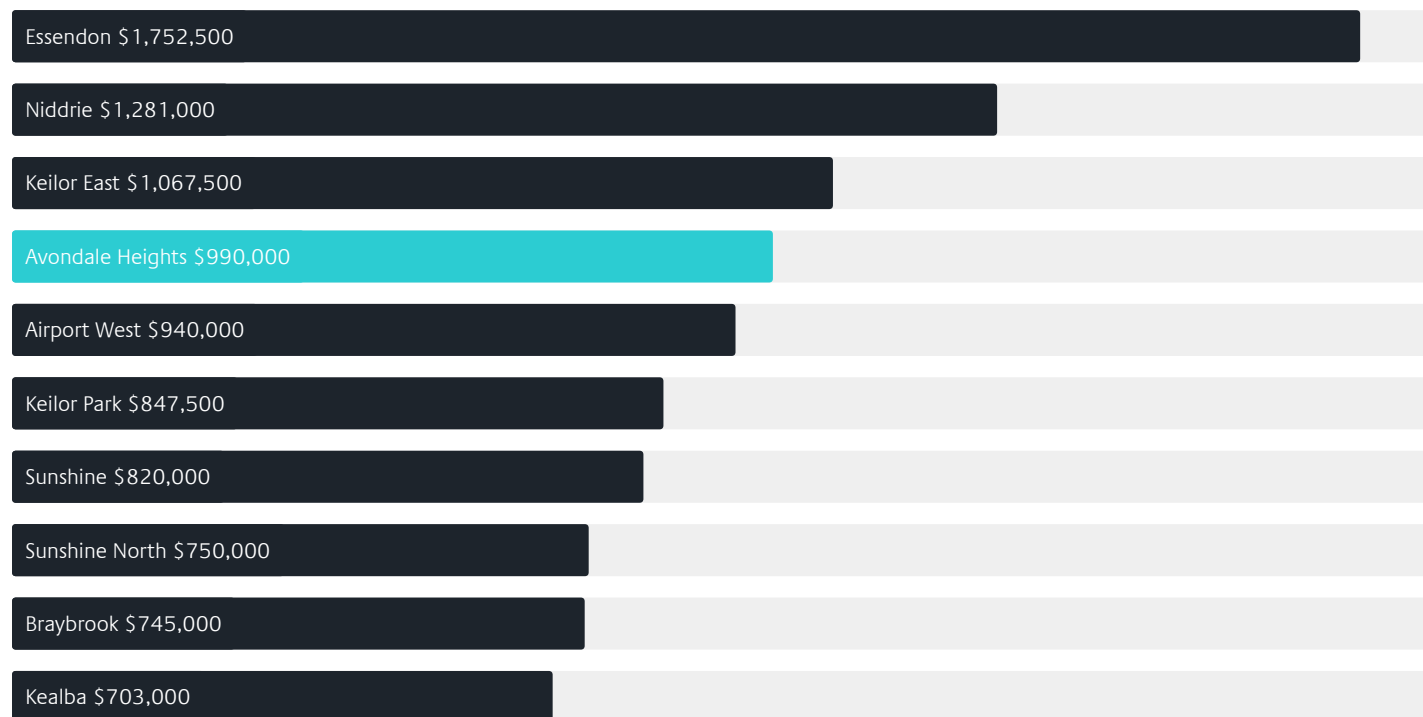
0.47% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 80%
● Private 20%

Auction Clearance Rate*

87.8%

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*

\$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
 26 Herbert St Avondale Heights	2	House	\$950,000	25 Apr 2025
 13 Hanley St Avondale Heights	2	House	\$820,000	24 Apr 2025
 1a Moffat St Avondale Heights	3	House	\$1,045,000	23 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
 217a Military Rd Avondale Heights	4	House	\$1,120,000	07 Apr 2025
 3/2-4 Carmyle Ct Avondale Heights	2	Unit	\$580,000	05 Apr 2025
 25 Macey Av Avondale Heights	1	House	\$1,010,000	05 Apr 2025
 33 Ridge Dr Avondale Heights	3	House	\$890,000	31 Mar 2025
 3/10 Arvern Av Avondale Heights	2	Unit	\$620,000	31 Mar 2025
 81 San Remo Dr Avondale Heights	4	House	\$1,155,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Chantilly Av Avondale Heights	3	House	\$1,011,000	29 Mar 2025
 3/16 Glenview Ct Avondale Heights	4	Townhouse	\$957,500	28 Mar 2025
 17 Glenside St Avondale Heights	5	House	\$1,145,000	27 Mar 2025
 9 Fairview Cr Avondale Heights	4	House	\$800,000	26 Mar 2025
 34 Brown St Avondale Heights	3	House	\$915,000	18 Mar 2025
 11a Nelson Ct Avondale Heights	2	Unit	\$653,000	15 Mar 2025
 89 San Remo Dr Avondale Heights	5	House	\$1,373,000	15 Mar 2025
 6 Dickson St Avondale Heights	5	House	\$1,625,000	12 Mar 2025
 1 Riverside Av Avondale Heights	3	House	\$920,000	06 Mar 2025
 15/2-26 North Rd Avondale Heights	3	Townhouse	\$627,500	03 Mar 2025
 20 Skewes St Avondale Heights	4	House	\$1,701,000	01 Mar 2025
 17 Herbert St Avondale Heights	3	House	\$880,000	27 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Gaetana St Avondale Heights	3	House	\$820,000	26 Feb 2025
 46 Riviera Rd Avondale Heights	3	House	\$980,000	22 Feb 2025
 34a Thompson St Avondale Heights	3	House	\$925,000	22 Feb 2025
 19 Lake St Avondale Heights	3	House	\$980,000	22 Feb 2025
 1 / 10 Raglan St Avondale Heights	3	Unit	\$675,000	22 Feb 2025
 67 Montpellier Dr Avondale Heights	3	House	\$930,000	18 Feb 2025
 66 Orleans Rd Avondale Heights	3	House	\$1,070,000	18 Feb 2025
 3/53 San Remo Dr Avondale Heights	3	Townhouse	\$694,000	15 Feb 2025
 12 Monmouth St Avondale Heights	3	House	\$870,000	15 Feb 2025
 31b Clarendon St Avondale Heights	4	Townhouse	\$1,056,000	15 Feb 2025
 231 Military Rd Avondale Heights	3	House	\$660,000	13 Feb 2025
 24 Glenside St Avondale Heights	5	House	\$1,020,000	08 Feb 2025



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Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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