

JellisCraig

AVONDALE HEIGHTS

Suburb Report

Know your neighbourhood.



AVONDALE HEIGHTS SUBURB REPORT

Median Unit Price*

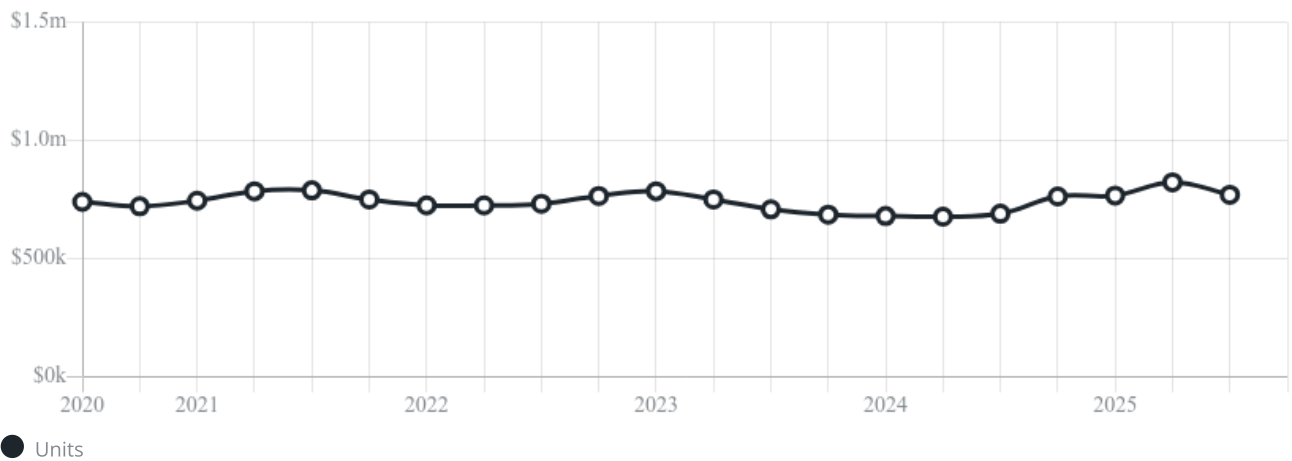
Median

\$770k

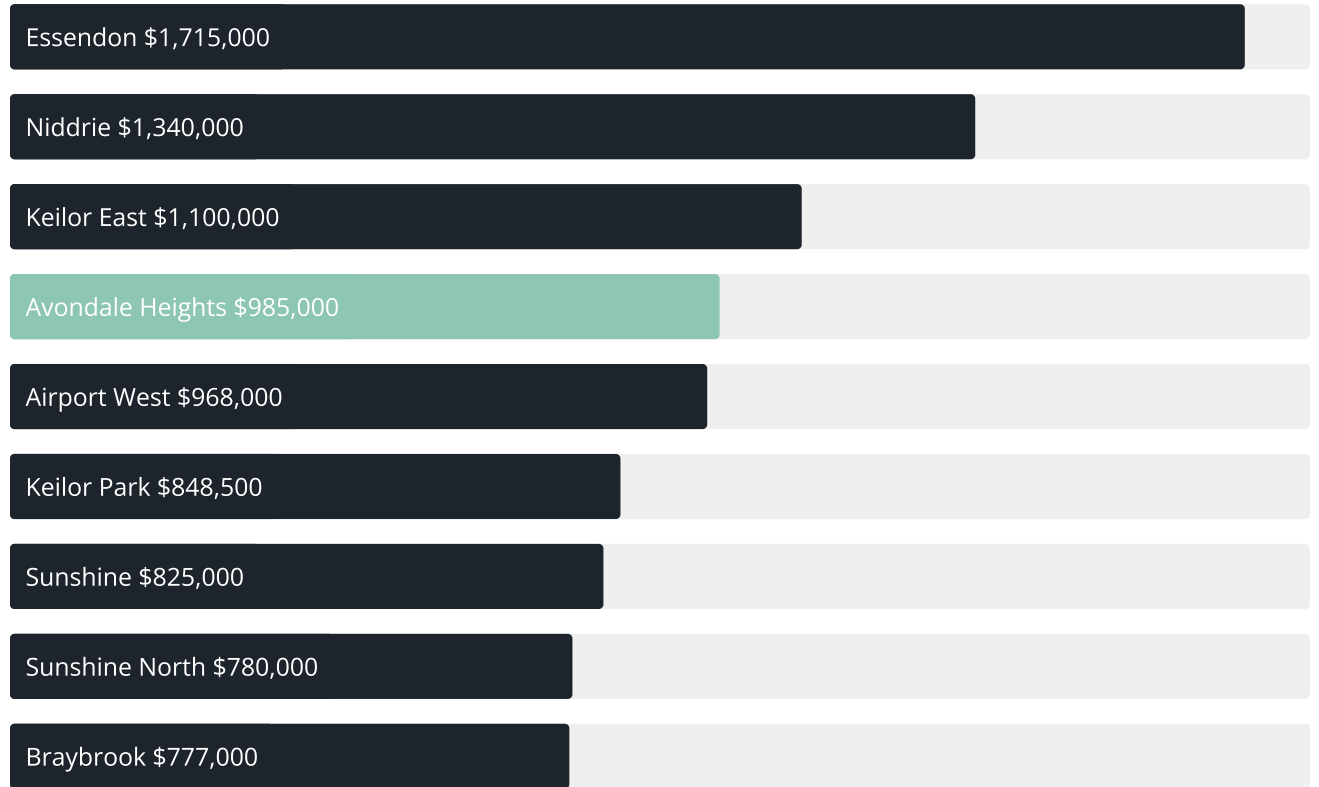
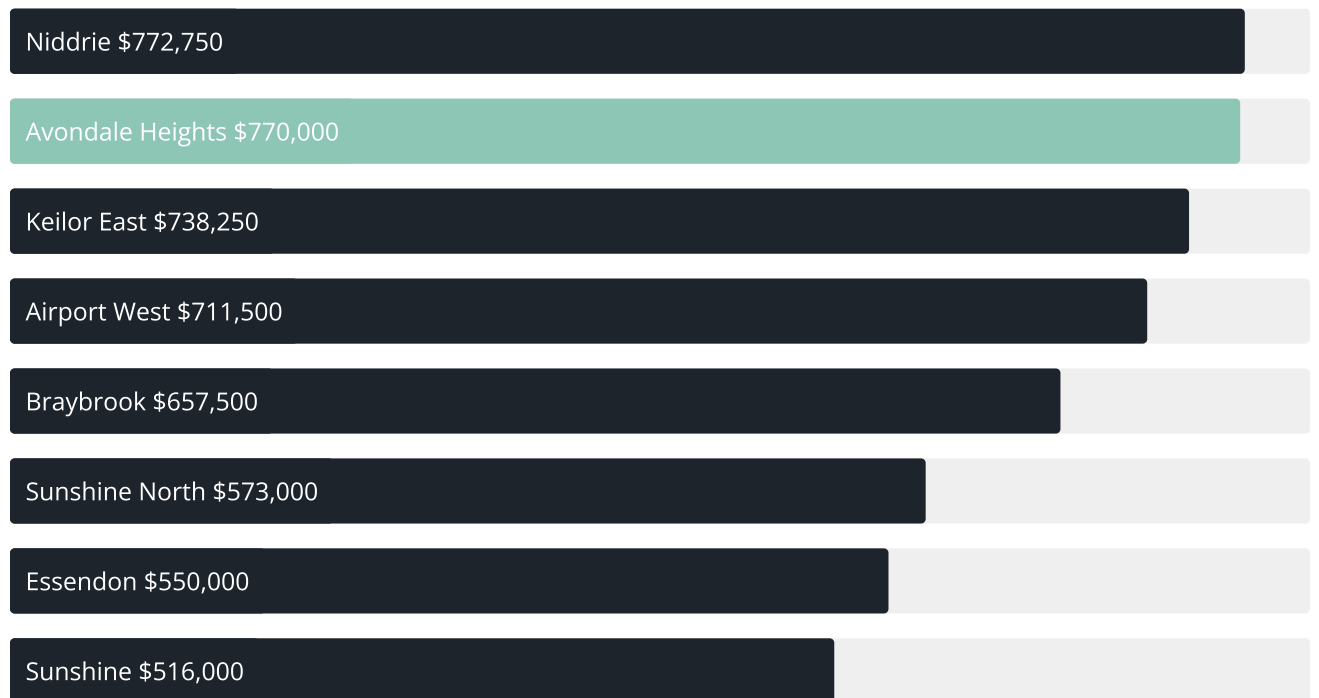
Quarterly Price Change

-6.38%↓

Quarterly Price Change*



AVONDALE HEIGHTS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

AVONDALE HEIGHTS SUBURB REPORT

Sale Method*



● Auction 81%
● Private 19%

Auction Clearance Rate*

80%

Median Days on Market^

26 days

Average Hold Period*

9.4 years

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

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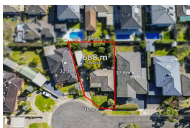
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Macey Av Avondale Heights	4	Townhouse	\$1,230,000	27 Oct 2025
 26 Medfield Av Avondale Heights	3	House	\$990,000	25 Oct 2025
 3 Riverview St Avondale Heights	3	House	\$1,191,000	25 Oct 2025
 23 Langham St Avondale Heights	4	Townhouse	\$795,000	22 Oct 2025
 2/21 Riviera Rd Avondale Heights	3	Townhouse	\$860,000	22 Oct 2025
 48 Alexander St Avondale Heights	2	Townhouse	\$677,000	18 Oct 2025
 4 Cresswold Av Avondale Heights	3	House	\$1,205,000	18 Oct 2025
 39 Glencara St Avondale Heights	4	House	\$1,015,000	18 Oct 2025
 22b Charmaine Av Avondale Heights	3	Townhouse	\$739,000	16 Oct 2025
 2/16 Glenview Ct Avondale Heights	4	House	\$960,000	15 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 4a Glenside St Avondale Heights	3	Townhouse	\$871,000	11 Oct 2025
 3/3-5 Nelson Ct Avondale Heights	2	Unit	\$590,500	11 Oct 2025
 5/9a Weyburn Pl Avondale Heights	4	House	\$1,185,000	09 Oct 2025
 195 Canning St Avondale Heights	3	House	\$920,000	05 Oct 2025
 5 Windsor Dr Avondale Heights	4	House	\$1,350,000	03 Oct 2025
 22 Skewes St Avondale Heights	4	Townhouse	\$1,300,000	02 Oct 2025
 95 Riviera Rd Avondale Heights	4	House	\$1,565,000	30 Sep 2025
 8 Patria Wlk Avondale Heights	3	Townhouse	\$700,000	30 Sep 2025
 84 Thompson St Avondale Heights	2	House	\$865,000	27 Sep 2025
 13 Johnson St Avondale Heights	5	House	\$1,650,000	26 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 3/14 Chaumont Dr Avondale Heights	3	Unit	\$770,000	24 Sep 2025
 16 Skewes St Avondale Heights	4	House	\$1,306,000	20 Sep 2025
 3-5 Madeline Ct Avondale Heights	4	House	\$2,267,000	13 Sep 2025
 8 Doyle St Avondale Heights	3	House	\$1,362,500	13 Sep 2025
 49 Doyle St Avondale Heights	3	House	\$1,110,000	13 Sep 2025
 38 Mountain View Av Avondale Heights	4	House	\$1,010,000	12 Sep 2025
 68 Mountain View Av Avondale Heights	2	House	\$996,000	06 Sep 2025
 56 Military Rd AVONDALE HEIGHTS	5	House	\$1,011,000	06 Sep 2025
 1G Doyle St Avondale Heights	3	Townhouse	\$800,000	06 Sep 2025
 28a Robson Av Avondale Heights	3	House	\$660,000	05 Sep 2025



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

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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