

JellisCraig

AVONDALE HEIGHTS

Suburb Report

Know your neighbourhood.



AVONDALE HEIGHTS SUBURB REPORT

Median House Price*

Median

\$980k

Quarterly Price Change

-0.50% ↓

Median Unit Price*

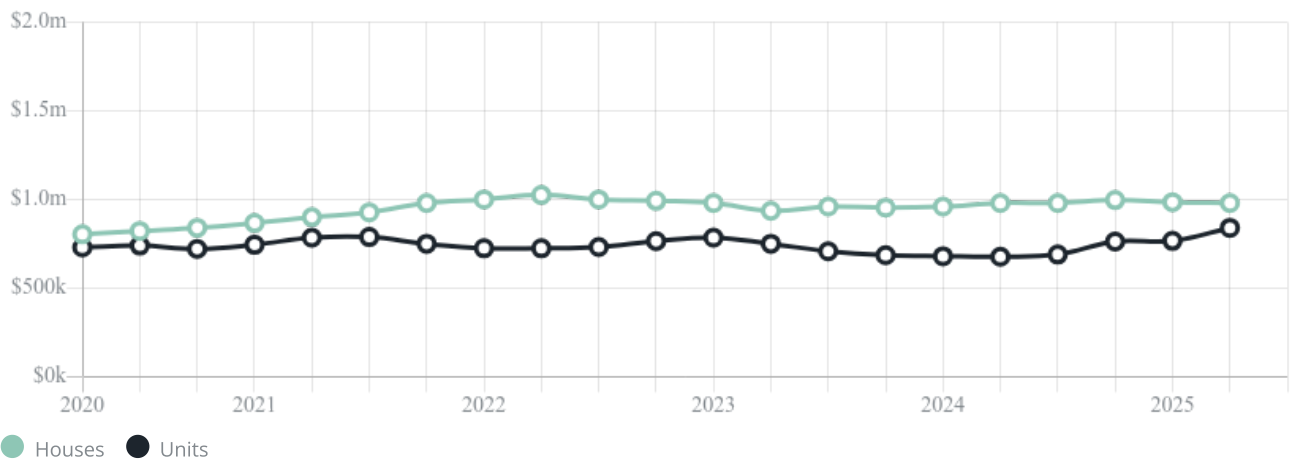
Median

\$840k

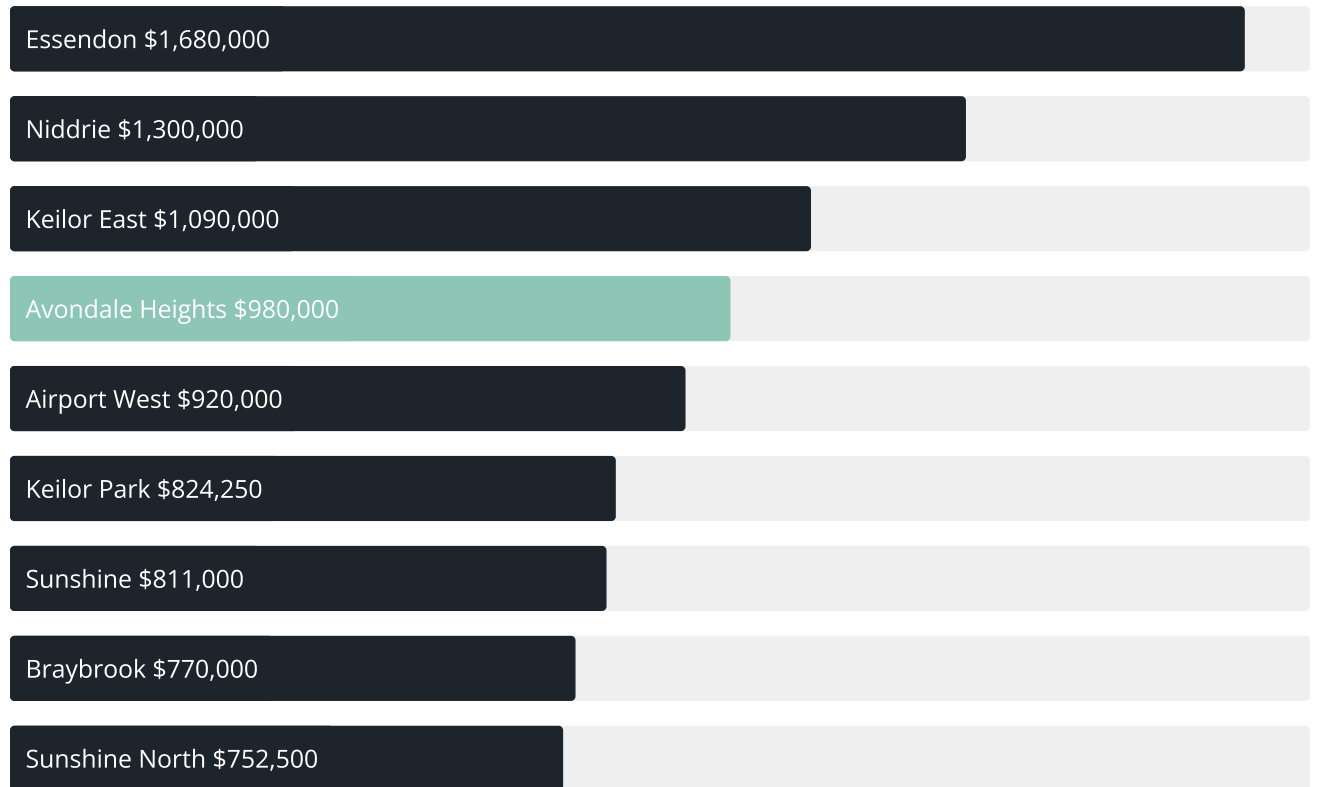
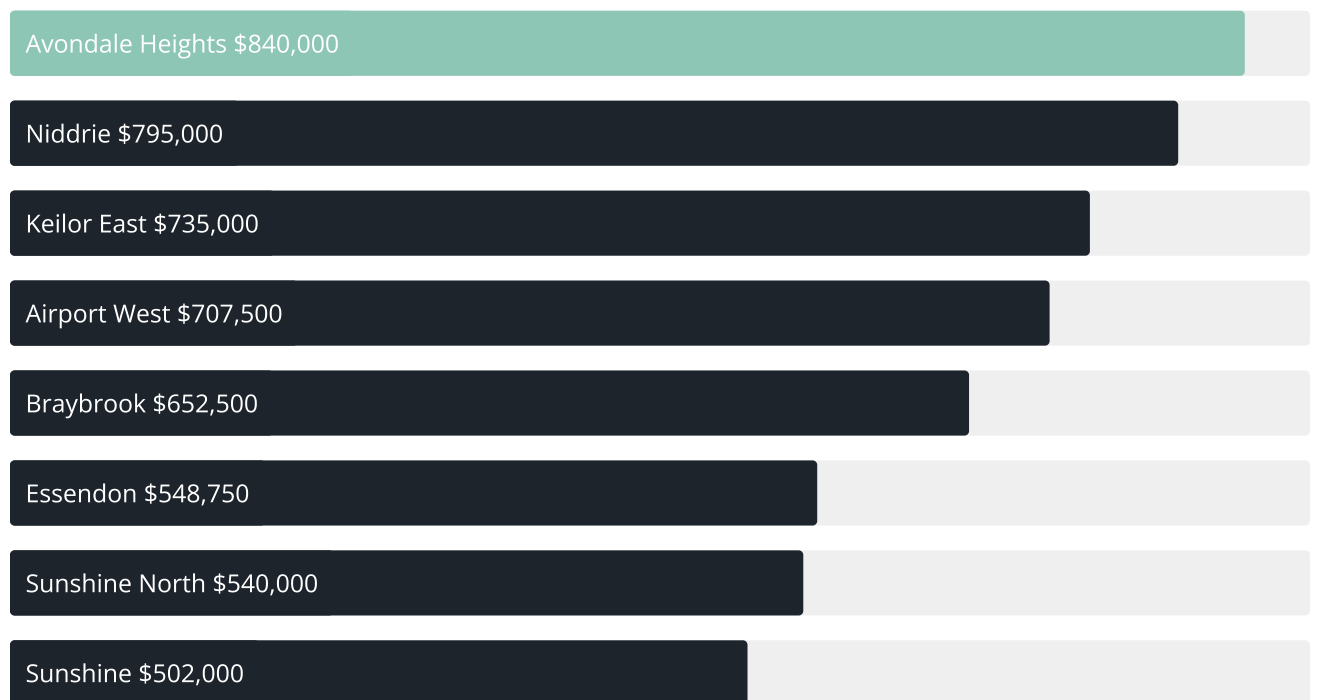
Quarterly Price Change

9.57% ↑

Quarterly Price Change*



AVONDALE HEIGHTS SUBURB REPORT

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

AVONDALE HEIGHTS SUBURB REPORT

Sale Method*



● Auction 67%
● Private 33%

Auction Clearance Rate*

87.18%

Median Days on Market^

25 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*

\$550

Population Growth^

6.49%

Rental Yield*

2.86%

Median Age^











45 years

Median Household Size^











2.6 people

AVONDALE HEIGHTS SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 84 Thompson St Avondale Heights	2	House	\$865,000	27 Sep 2025
 3/14 Chaumont Dr Avondale Heights	3	Unit	\$770,000	24 Sep 2025
 48 Lake St Avondale Heights	4	Townhouse	\$1,380,000	23 Sep 2025
 16 Skewes St Avondale Heights	4	House	\$1,306,000	20 Sep 2025
 5 Ville Wlk Avondale Heights	3	Townhouse	\$765,000	18 Sep 2025
 22 Ridley Av Avondale Heights	3	Unit	\$750,000	16 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

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Address	Bedrooms	Type	Price	Sold
 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	Unit	\$650,000	05 Sep 2025
 3 Thackeray Qdrnt Avondale Heights	4	House	\$1,700,000	03 Sep 2025
 23 Landsby Dr Avondale Heights	3	House	\$790,000	29 Aug 2025
 11 Norma Ct Avondale Heights	3	House	\$925,000	27 Aug 2025
 1 Moffat St Avondale Heights	3	House	\$1,030,000	14 Aug 2025
 58 Wood St Avondale Heights	4	House	\$1,330,000	13 Aug 2025
 33 Rogerson St Avondale Heights	3	House	\$1,011,000	09 Aug 2025

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Address	Bedrooms	Type	Price	Sold
 1/272 Milleara Rd Avondale Heights	3	Townhouse	\$700,000	02 Aug 2025
 1/22-24 Military Rd Avondale Heights	3	Townhouse	\$741,000	28 Jul 2025
 18 Lake St Avondale Heights	4	House	\$1,414,000	26 Jul 2025
 25a Robson Av AVONDALE HEIGHTS	3	House	\$750,000	26 Jul 2025
 1 Mckenna St Avondale Heights	3	House	\$935,000	25 Jul 2025
 13 Rim Cross Dr AVONDALE HEIGHTS	3	House	\$910,000	24 Jul 2025
 6/2 Carmyle Ct Avondale Heights	3	Flat/Unit/Apartment	\$615,000	23 Jul 2025
 86 Clarendon St Avondale Heights	3	House	\$930,000	22 Jul 2025
 4/16 Glenview Ct Avondale Heights	4	Townhouse	\$962,500	21 Jul 2025
 2/17 Riverside Av Avondale Heights	3	Townhouse	\$715,000	19 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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