

# 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\*

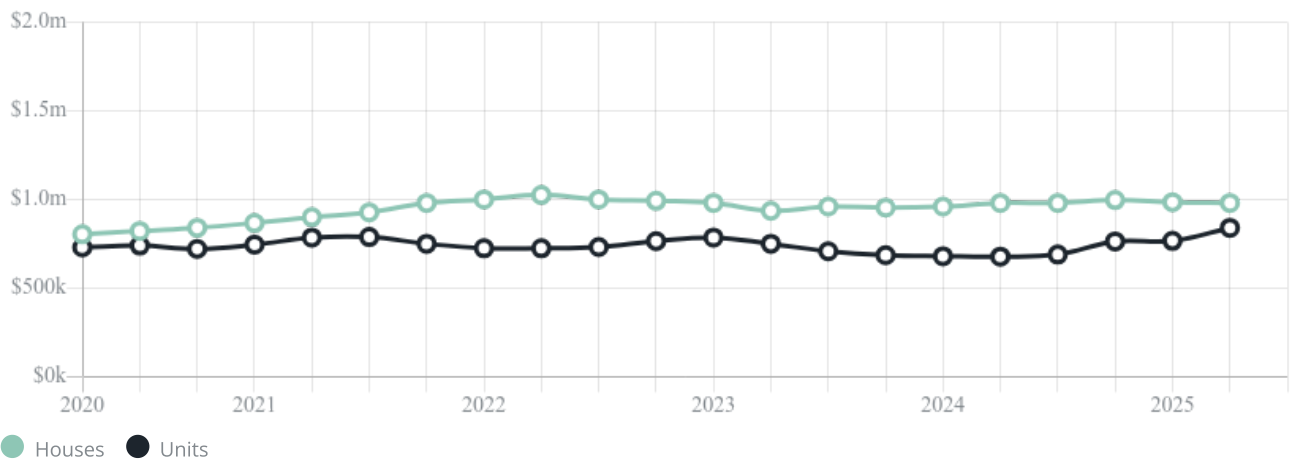
Median

\$840k

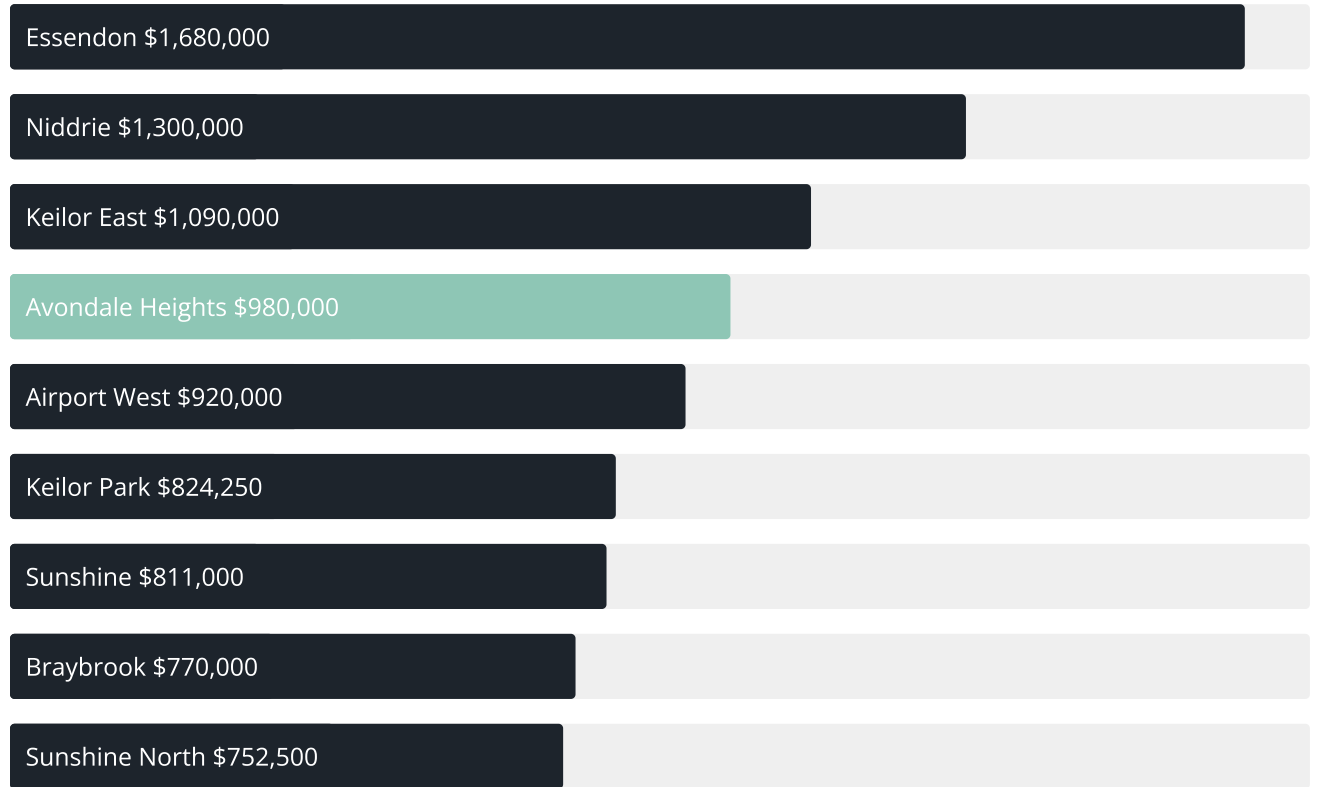
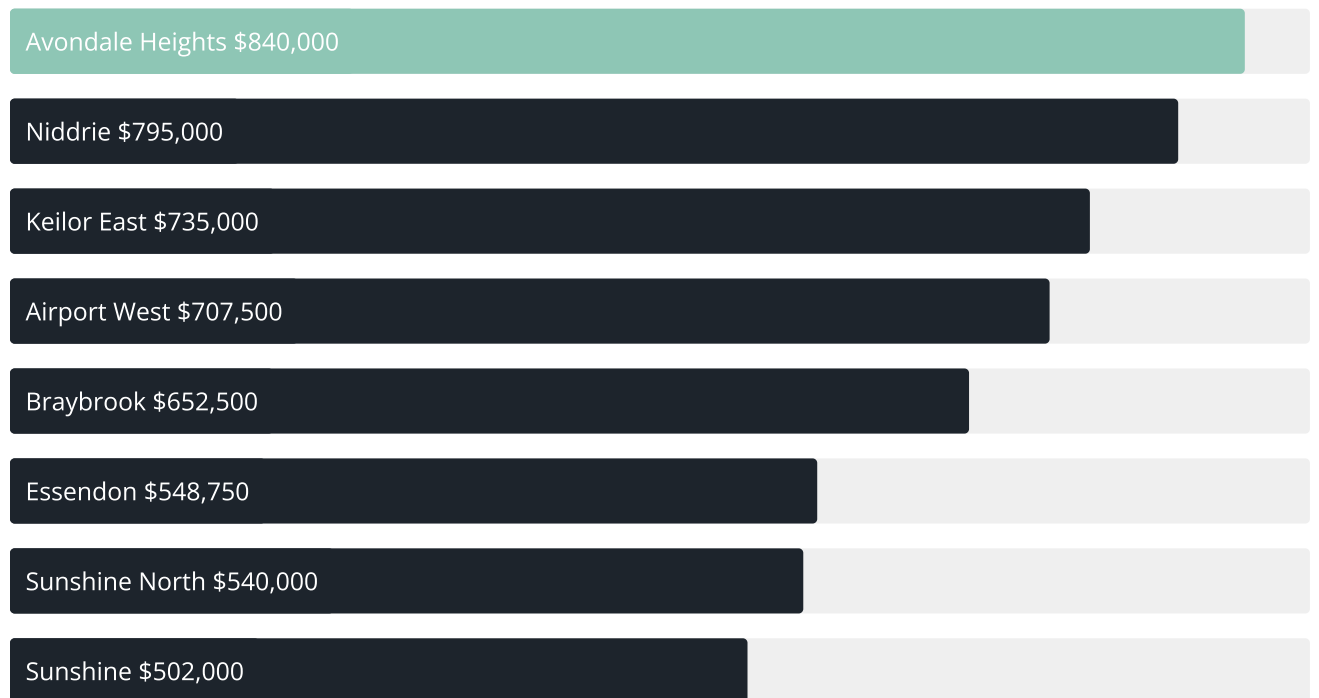
Quarterly Price Change

9.57% ↑

Quarterly Price Change\*



## AVONDALE HEIGHTS SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## AVONDALE HEIGHTS SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 61%  
● Private 39%

Auction Clearance Rate<sup>\*</sup>

90%

Median Days on Market<sup>^</sup>

25 days

Average Hold Period<sup>\*</sup>

9.4 years

Dwelling Type<sup>^</sup>

● Houses 77% ● Units 23%

Ownership<sup>^</sup>

● Owned Outright 51% ● Mortgaged 31% ● Rented 18%

Population<sup>^</sup>

12,388

Median Asking Rent per week<sup>\*</sup>

\$550

Population Growth<sup>^</sup>

6.49%

Rental Yield<sup>\*</sup>

2.86%

Median Age<sup>^</sup>











45 years

Median Household Size<sup>^</sup>











2.6 people

## AVONDALE HEIGHTS SUBURB REPORT










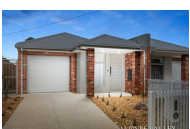
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 23 Landsby Dr Avondale Heights	3	House	\$790,000	29 Aug 2025
 33a Robson Av Avondale Heights	3	Unit	\$800,000	27 Aug 2025
 11 Norma Ct Avondale Heights	3	House	\$925,000	27 Aug 2025
 42 Doyle St Avondale Heights	3	House	\$1,020,000	20 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
 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

## AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 58a Arcade Way Avondale Heights	3	Unit	\$665,000	17 Jul 2025
 6/2-4 Carmyle Ct Avondale Heights	3	Townhouse	\$615,000	12 Jul 2025
 1 Thackeray Qdrnt Avondale Heights	4	House	\$1,550,000	10 Jul 2025
 33 Hanley St Avondale Heights	2	House	\$620,000	09 Jul 2025

## AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Glencara St Avondale Heights	3	House	\$925,000	08 Jul 2025
 28 Wood St Avondale Heights	2	House	\$825,000	08 Jul 2025
 8 Cornwall St Avondale Heights	3	House	\$1,000,000	05 Jul 2025
 10 Rhonda St Avondale Heights	3	House	\$981,888	05 Jul 2025
 241 Military Rd Avondale Heights	3	House	\$940,000	01 Jul 2025
 20 Doyle St Avondale Heights	3	House	\$965,000	29 Jun 2025
 2/6 Canning St Avondale Heights	2	Flat/Unit/Apartment	\$530,000	28 Jun 2025
 35 Charmaine Av Avondale Heights	3	House	\$958,000	28 Jun 2025
 46 Military Rd Avondale Heights	4	Townhouse	\$1,100,000	25 Jun 2025
 35 Rogerson St Avondale Heights	3	House	\$1,020,000	12 Jun 2025



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

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/09/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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