

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.81m**

Quarterly Price Change

**-21.30% ↓**

## Median Unit Price\*

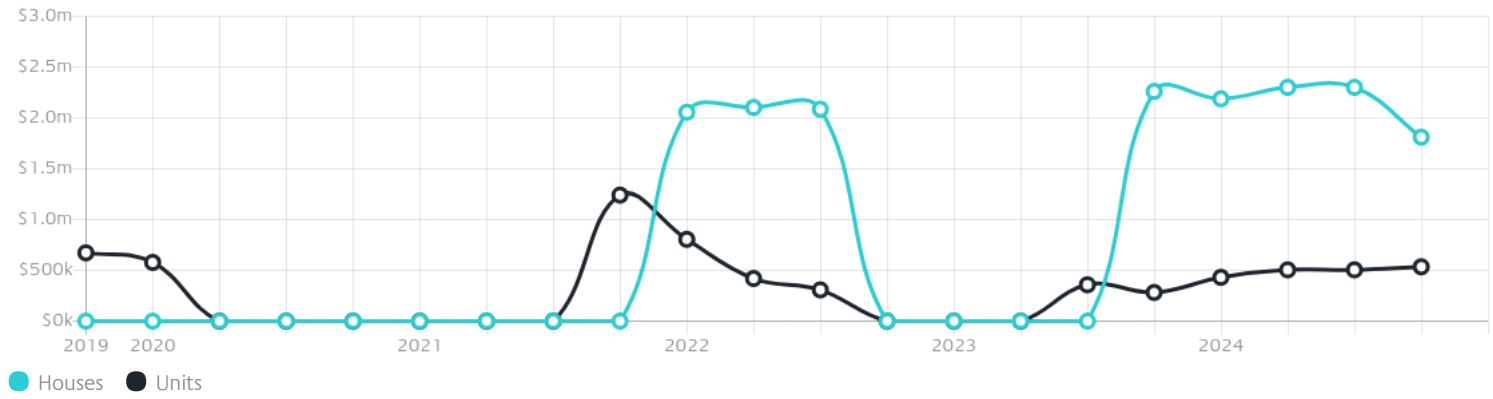
Median

**\$535k**

Quarterly Price Change

**5.94% ↑**

## Quarterly Price Change\*



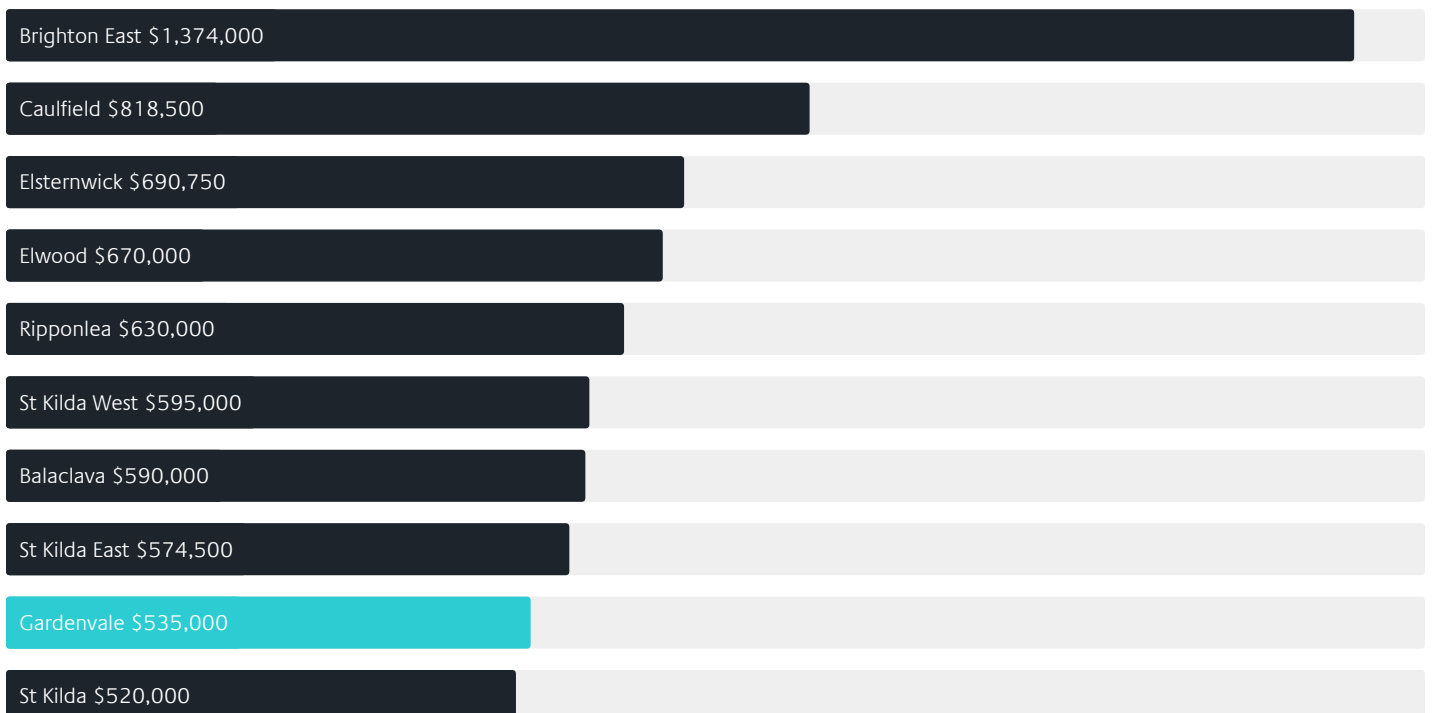
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 75%  
● Private 25%

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

66.67%

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

26 days

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

10.2 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 37% ● Units 63%

## Ownership<sup>^</sup>



● Owned Outright 30% ● Mortgaged 27% ● Rented 43%

## Population<sup>^</sup>

1,019

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

\$790

## Population Growth<sup>^</sup>

1.29%

## Rental Yield<sup>\*</sup>

2.39%

## Median Age<sup>^</sup>













39 years

## Median Household Size<sup>^</sup>













2.1 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/48 Magnolia Rd Gardenvale	1	Apartment	\$275,000	28 Mar 2025
 77 Gardenvale Rd Gardenvale	4	House	\$3,000,000	15 Mar 2025
 4/15-19 Begonia Rd Gardenvale	3	Townhouse	\$1,355,000	08 Feb 2025
 14/112-118 Gardenvale Rd Gardenvale	2	Apartment	\$622,000	16 Nov 2024
 301/111 Gardenvale Rd Gardenvale	2	Strata Unit/Flat	\$1,200,000	14 Nov 2024
 41 Begonia Rd Gardenvale	3	House	\$1,810,000	23 Oct 2024
 90 Gardenvale Rd Gardenvale	2	House	\$1,740,000	04 Oct 2024
 499 Kooyong Rd Gardenvale	3	House	\$1,800,000	08 Sep 2024
 201/111 Gardenvale Rd Gardenvale	3	Strata Unit/Flat	\$900,000	04 Sep 2024
 10/48 Magnolia Rd Gardenvale	1	Apartment	\$295,000	01 Sep 2024
 1/1 Lucy St Gardenvale	2	Townhouse	\$1,032,000	17 Aug 2024
 5/112-118 Gardenvale Rd Gardenvale	2	Apartment	\$540,000	01 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 202/111 Gardenvale Rd Gardenvale	2	Strata Unit/Flat	\$900,000	26 Jul 2024
 3/177 North Rd Gardenvale	1	Apartment	\$267,000	25 Jul 2024
 12/48 Magnolia Rd Gardenvale	1	Apartment	\$280,000	05 Jul 2024
 49B Magnolia Rd Gardenvale	4	Townhouse	\$2,970,000	03 Jul 2024
 6/18 Magnolia Rd Gardenvale	2	Apartment	\$530,000	25 Jun 2024
 41 Gardenia Rd Gardenvale	4	House	\$2,350,000	23 Jun 2024
 18 Gardenia Rd GARDENVALE	5	House	\$2,485,000	02 Jun 2024
 3/58 Lantana Rd Gardenvale	1	Strata Unit/Flat	\$292,000	22 May 2024
 203/111 Gardenvale Rd Gardenvale	2	Unit	\$1,100,000	22 May 2024
 85a Gardenvale Rd Gardenvale	4	House	\$2,240,000	27 Apr 2024
 5/177 North Rd Gardenvale	1	Unit	\$288,888	21 Apr 2024
 8/37 Lantana Rd Gardenvale	1	Apartment	\$262,000	17 Apr 2024

# Jellis Craig

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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