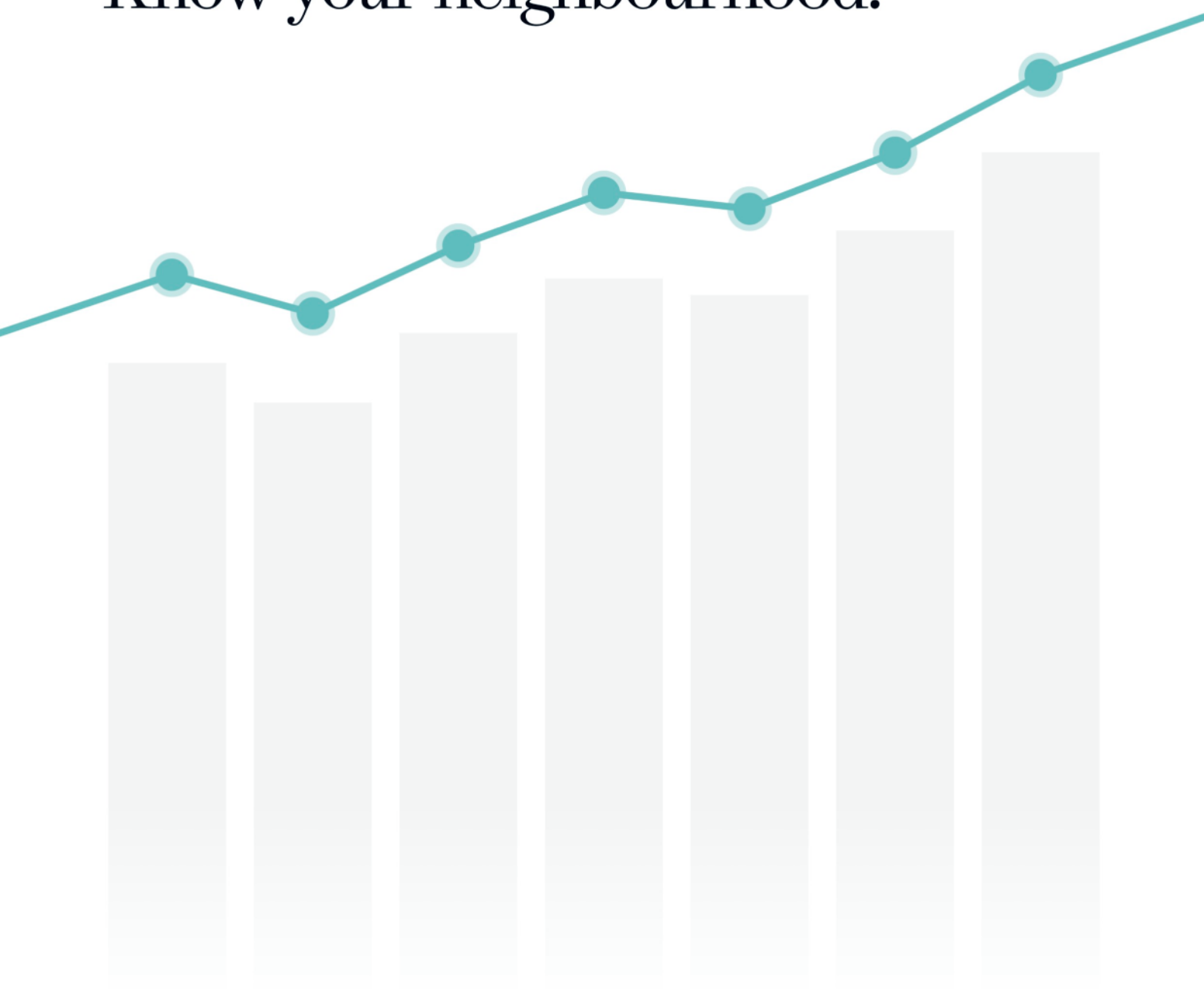


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.81m

Quarterly Price Change

-21.30% ↓

Median Unit Price*

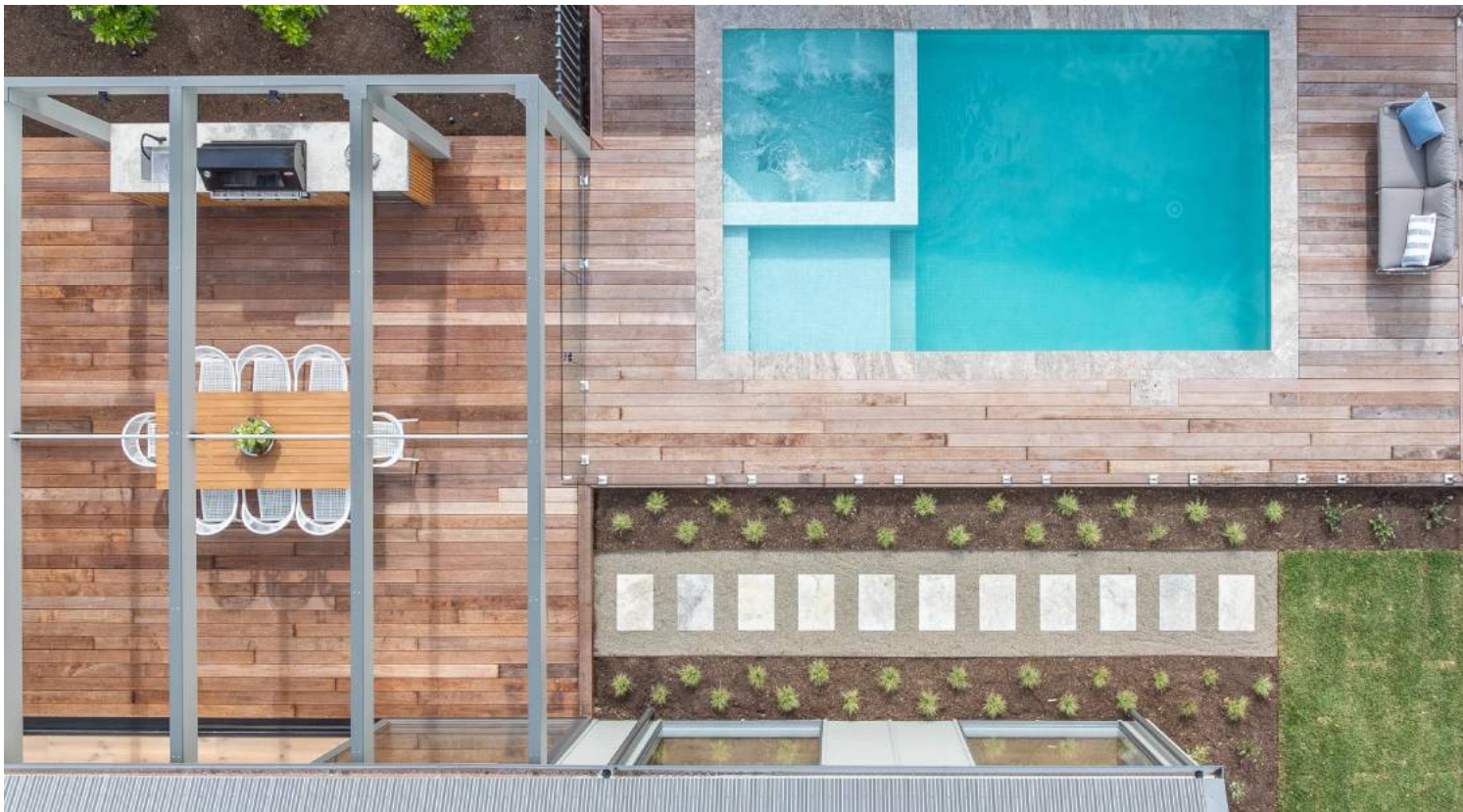
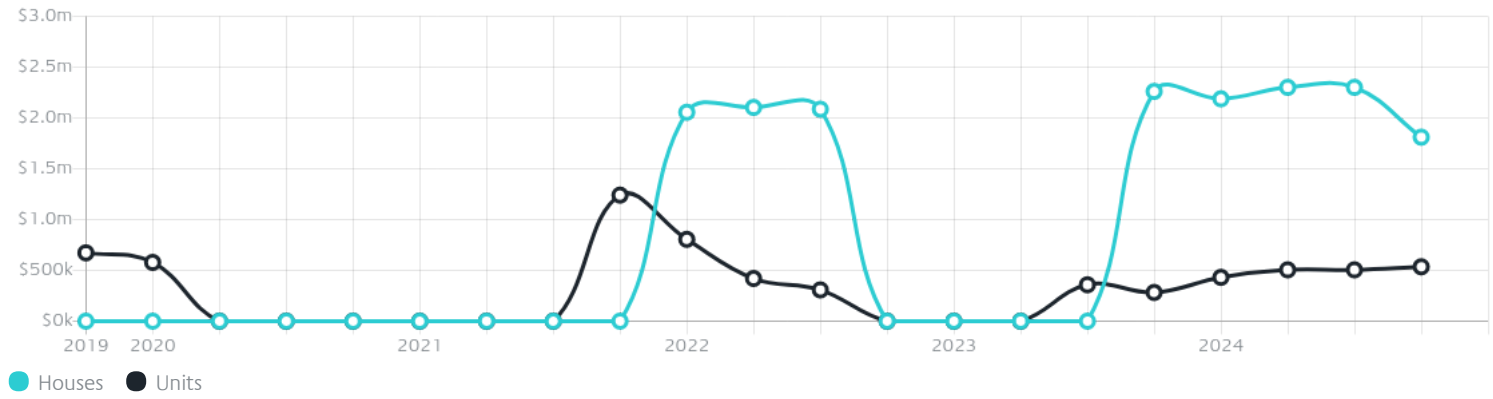
Median

\$535k

Quarterly Price Change

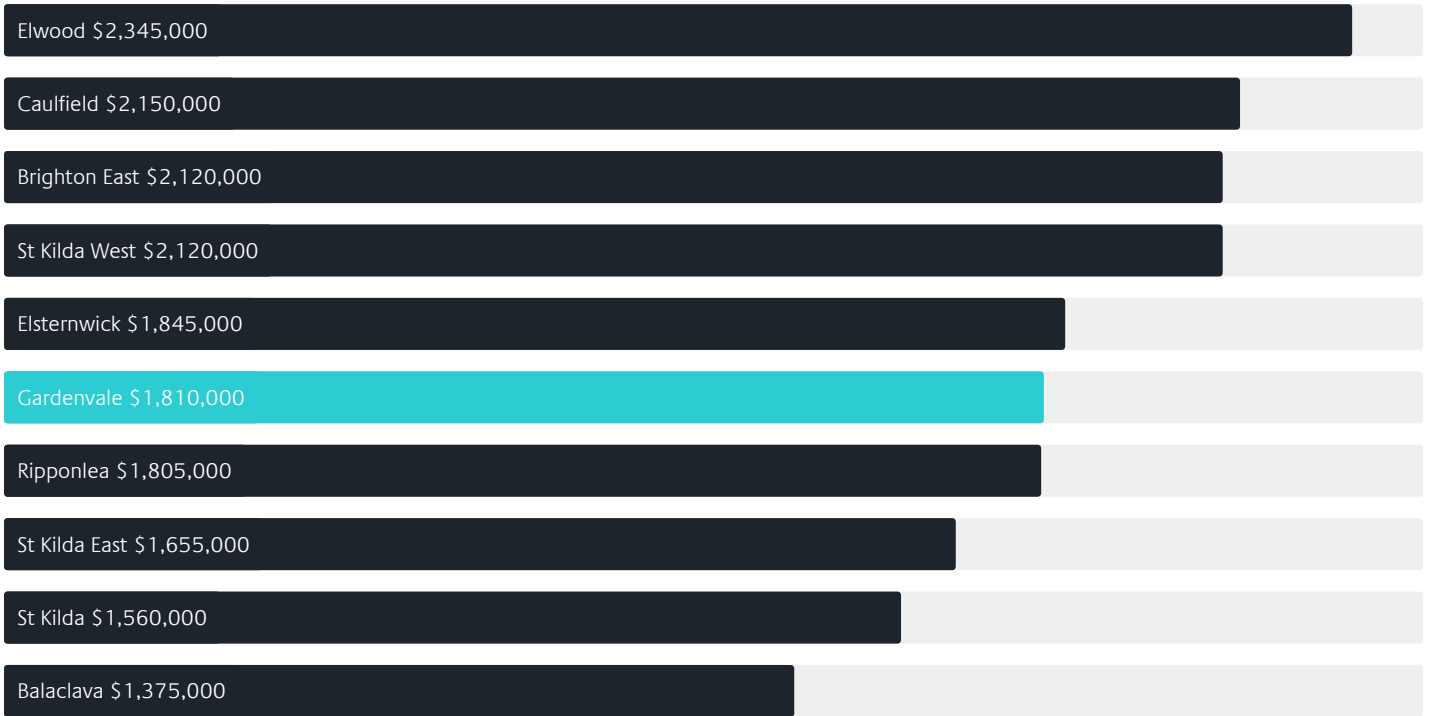
5.94% ↑

Quarterly Price Change*

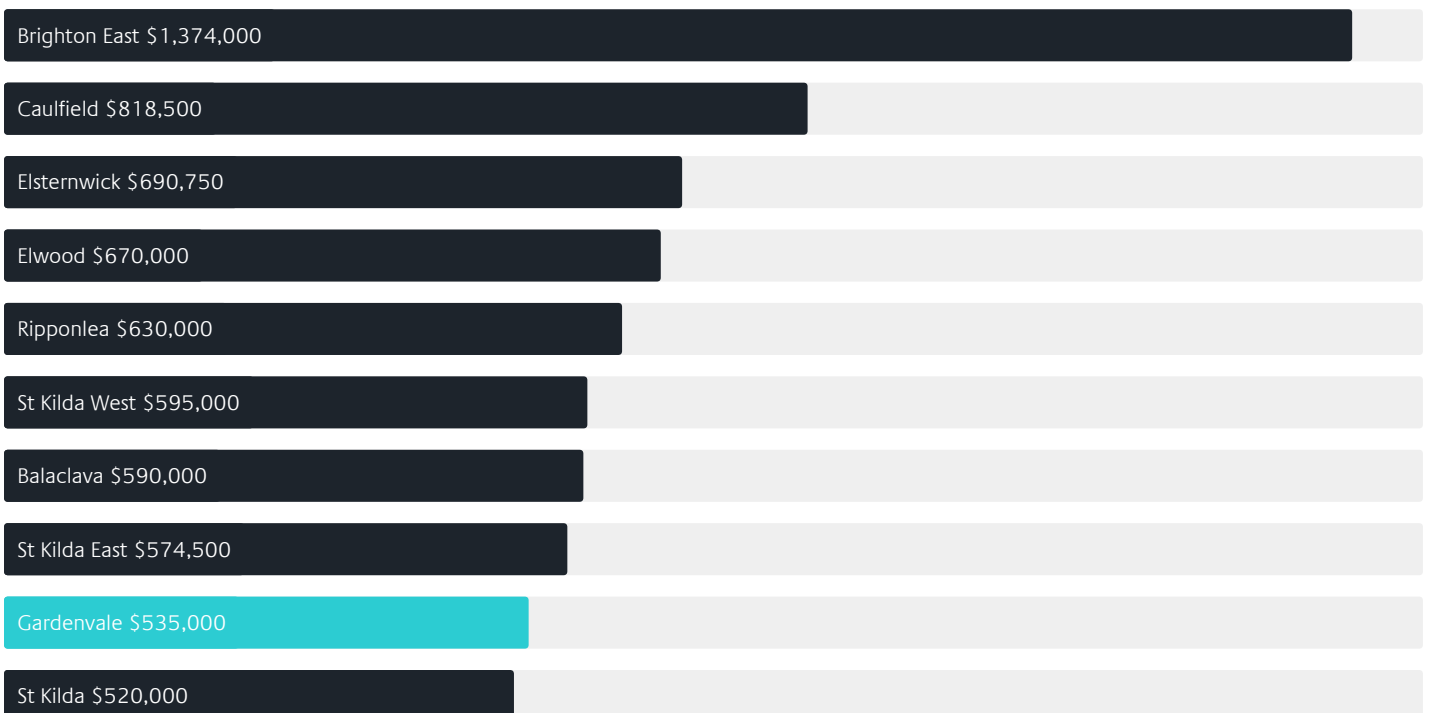


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method[^]



● Auction 60%
● Private 40%

Auction Clearance Rate^{*}

66.67%

Average Hold Period^{*}

10.2 years

Insights

Dwelling Type[^]



● Houses 37% ● Units 63%

Ownership[^]



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

Population[^]

1,019

Median Asking Rent per week^{*}

\$790

Population Growth[^]

1.29%

Rental Yield^{*}

2.39%

Median Age[^]













39 years

Median Household Size[^]

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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

GARDENVALE SUBURB REPORT

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 4/2 Lucy St Gardenvale	2	Apartment	\$715,000	23 Mar 2024
 6/15-19 Begonia Rd Gardenvale	2	Apartment	\$836,000	23 Mar 2024
 53 Gardenvale Rd Gardenvale	3	House	\$1,820,000	16 Mar 2024
 3 Lantana Rd Gardenvale	3	House	\$2,350,000	24 Feb 2024

Jellis Craig

Armadale Office
1215 High Street, Armadale
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jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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