

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.98m

Quarterly Price Change

9.53% ↑

Median Unit Price*

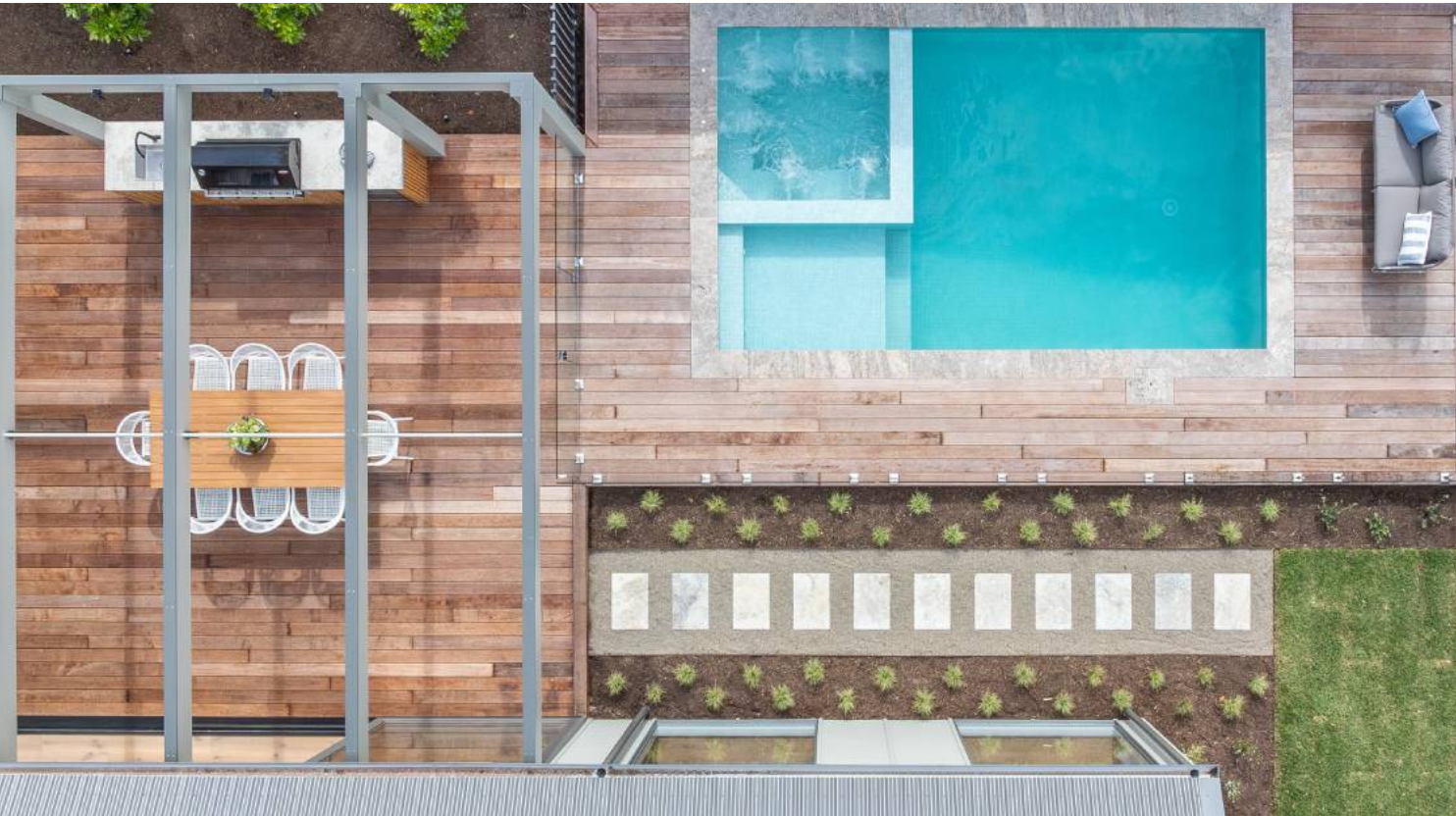
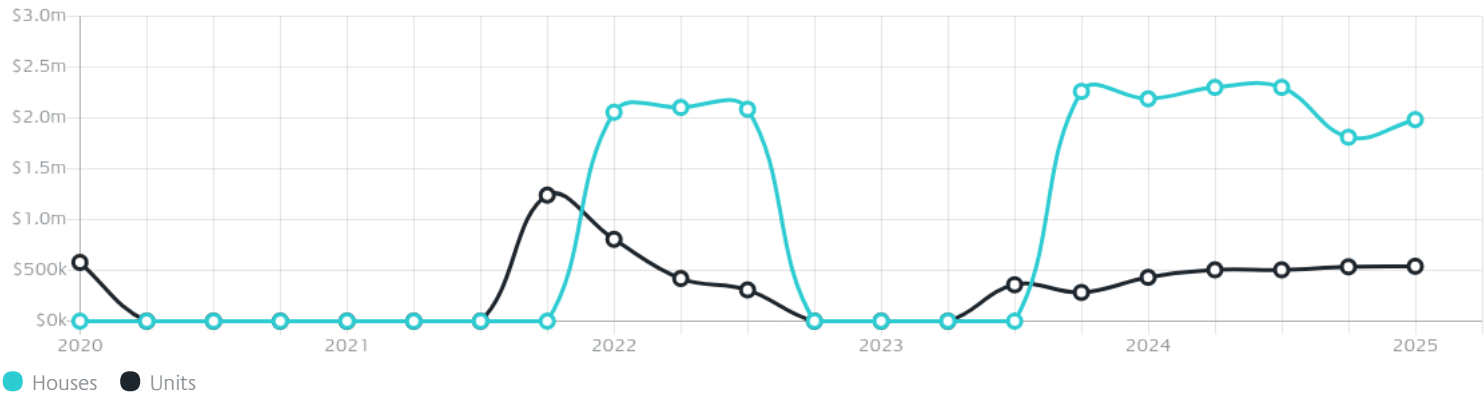
Median

\$540k

Quarterly Price Change

0.93% ↑

Quarterly Price Change*

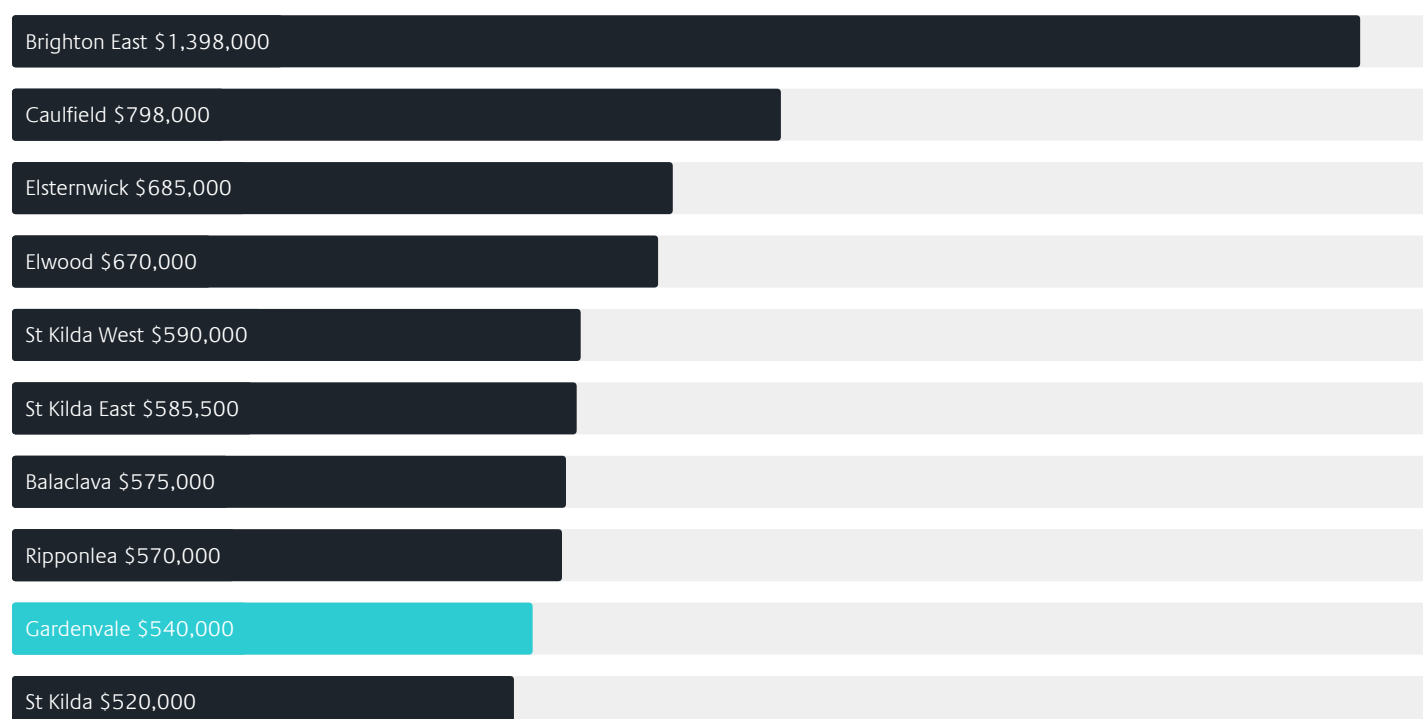


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 38%
● Private 63%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

56 days

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^{*}

\$800

Population Growth[^]

1.29%

Rental Yield^{*}

2.39%

Median Age[^]













39 years

Median Household Size[^]











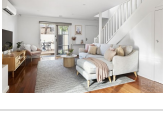

2.1 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 9/15 Gardenia Rd Gardenvale	2	Unit	\$520,000	17 Jun 2025
 489 Kooyong Rd Gardenvale	4	House	\$2,060,000	12 May 2025
 3/41 Lantana Rd Gardenvale	1	Unit	\$415,000	10 May 2025
 59 Elster Av Gardenvale	2	House	\$1,468,000	17 Apr 2025
 5/15 Gardenia Rd Gardenvale	2	Apartment	\$520,000	16 Apr 2025
 1/48 Magnolia Rd Gardenvale	1	Strata Unit/Flat	\$285,000	08 Apr 2025
 6a Lucy St Gardenvale	3	Strata Unit/Townhouse	\$1,860,000	29 Mar 2025
 3/48 Magnolia Rd Gardenvale	1	Apartment	\$275,000	28 Mar 2025
 61b Gardenvale Rd Gardenvale	4	Townhouse	\$3,000,000	20 Mar 2025
 77 Gardenvale Rd Gardenvale	4	House	\$3,000,000	15 Mar 2025
 69 Gardenvale Rd Gardenvale	4	House	\$2,221,000	04 Mar 2025
 52 Begonia Rd Gardenvale	3	House	\$1,775,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4/15-19 Begonia Rd Gardenvale	3	Townhouse	\$1,355,000	08 Feb 2025
 48a Begonia Rd Gardenvale	3	House	\$1,650,000	18 Dec 2024
 16 Begonia Rd Gardenvale	3	House	\$1,687,500	30 Nov 2024
 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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