

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.43m**

Quarterly Price Change

**3.40% ↑**

## Median Unit Price\*

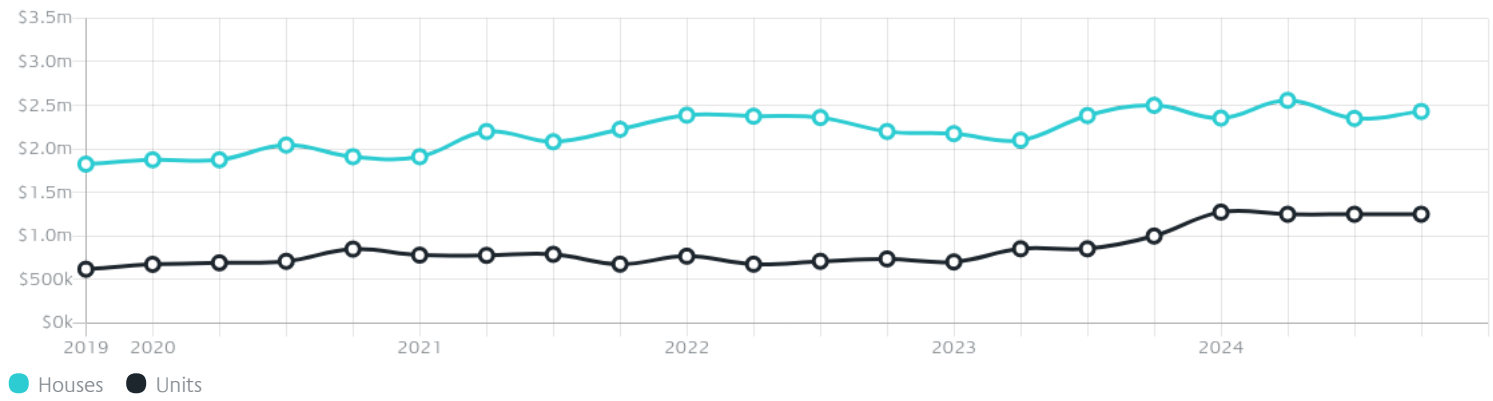
Median

**\$1.25m**

Quarterly Price Change

**0.00% ↓**

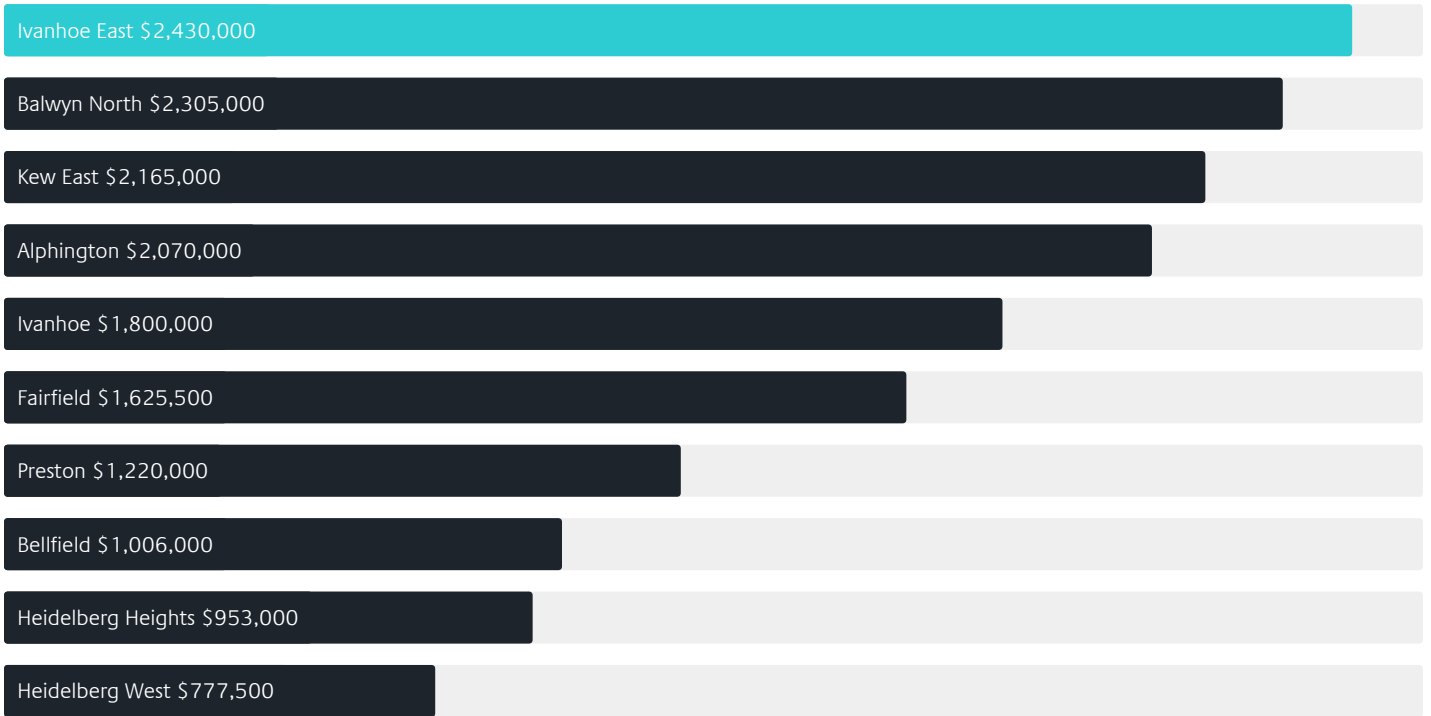
## Quarterly Price Change\*



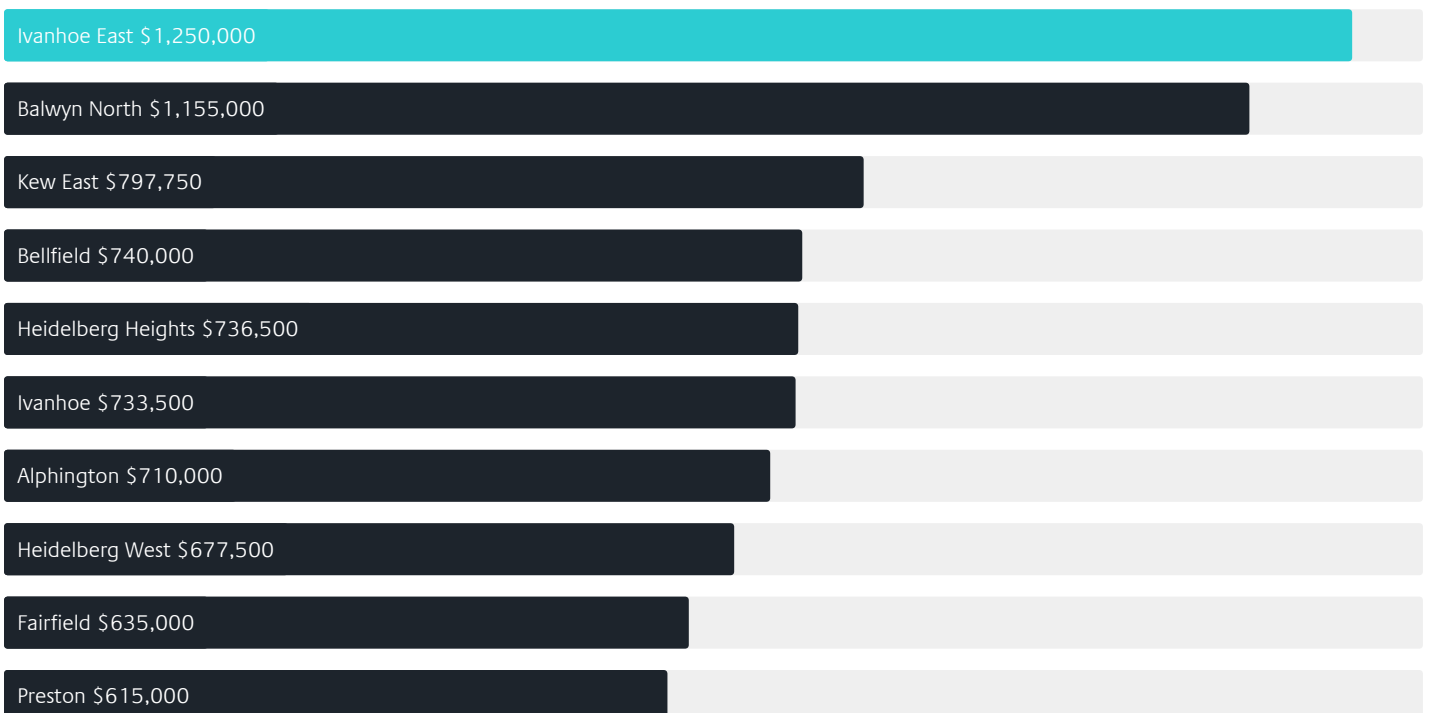
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 33%  
● Private 67%

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

57.14%

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

44 days

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

8.7 years

# Insights

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



● Houses 77% ● Units 23%

## Ownership<sup>^</sup>



● Owned Outright 48% ● Mortgaged 37% ● Rented 15%

## Population<sup>^</sup>

3,762

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

\$785

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

-1.39%

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

1.6%

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













45 years

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













2.7 people

# Sold Properties~












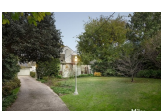
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/194 Lower Heidelberg Rd Ivanhoe East	2	Townhouse	\$1,315,000	11 Dec 2024
 205 The Boulevard Ivanhoe East	3	House	\$2,950,000	10 Dec 2024
 481 The Boulevard Ivanhoe East	3	House	\$3,400,000	29 Nov 2024
 32/5-7 Hilltop Cr Ivanhoe East	3	Apartment	\$1,525,000	29 Nov 2024
 12/206 Lower Heidelberg Rd Ivanhoe East	2	Subdivided Flat - Single OYO Flat	\$760,000	20 Nov 2024
 10 Ravenswood Av Ivanhoe East	4	House	\$3,322,000	20 Nov 2024
 14 Gruyere Cr Ivanhoe East	3	House	\$2,275,000	09 Nov 2024
 91 Maltravers Rd Ivanhoe East	4	House	\$2,315,000	06 Nov 2024
 G11/173 The Boulevard Ivanhoe East	2	Apartment	\$1,016,500	02 Nov 2024
 11/173 The Boulevard Ivanhoe East	2	Flat/Unit/Apartment	\$1,016,500	02 Nov 2024
 2/61-63 Maltravers Rd Ivanhoe East	2	Apartment	\$690,000	30 Oct 2024
 2/6 Wamba Rd Ivanhoe East	2	Flat/Unit/Apartment	\$890,000	29 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 223 The Boulevard Ivanhoe East	5	House	\$4,700,000	29 Oct 2024
 21 Rotherwood Rd Ivanhoe East	5	House	\$2,460,000	28 Oct 2024
 12/173 The Boulevard Ivanhoe East	2	Flat/Unit/Apartment	\$1,240,000	09 Oct 2024
 279 The Boulevard Ivanhoe East	3	House	\$2,688,888	01 Oct 2024
 6/23-25 Cedric St IVANHOE EAST	3	Unit	\$1,125,000	21 Sep 2024
 184 The Boulevard Ivanhoe East	5	House	\$2,525,000	21 Sep 2024
 6A/23 Cedric St Ivanhoe East	3	Flat/Unit/Apartment	\$1,125,000	21 Sep 2024
 5/1 Wilfred Rd Ivanhoe East	3	Flat/Unit/Apartment	\$1,290,000	16 Sep 2024
 5 Withers St Ivanhoe East	3	House	\$2,270,000	07 Sep 2024
 8 Oakdene Pl IVANHOE EAST	4	House	\$4,418,880	02 Sep 2024
 160 The Boulevard Ivanhoe East	4	House	\$1,853,000	31 Aug 2024
 16 Irvine Rd Ivanhoe East	3	House	\$2,100,000	15 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/17 Cedric St Ivanhoe East	3	Townhouse	\$1,650,000	05 Aug 2024
 6/173 The Boulevard Ivanhoe East	3	Flat/Unit/Apartment	\$930,000	02 Aug 2024
 206b/173 The Boulevard Ivanhoe East	2	Apartment	\$930,000	02 Aug 2024
 43 Rotherwood Rd Ivanhoe East	4	House	\$1,730,000	25 Jul 2024
 20 Mackennel St Ivanhoe East	4	House	\$2,750,000	24 Jul 2024
 20 King St Ivanhoe East	3	House	\$2,565,000	27 Jun 2024
 9/1 Wilfred Rd Ivanhoe East	1	Strata Unit/Flat	\$1,330,000	25 Jun 2024
 9 Beauview Pde Ivanhoe East	3	House	\$2,770,000	25 Jun 2024
 2/1 Wilfred Rd Ivanhoe East	3	Strata Unit/Flat	\$1,620,000	25 Jun 2024
 6 Gruyere La IVANHOE EAST	3	House	\$1,739,000	24 Jun 2024
 134 The Boulevard Ivanhoe East	3	House	\$1,725,000	18 Jun 2024
 20 Keam St Ivanhoe East	5	House	\$2,665,000	17 Jun 2024

# Jellis Craig

Ivanhoe Office  
153 Upper Heidelberg Road, Ivanhoe  
03 9499 7992

[jelliscraig.com.au](http://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.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.