

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.40m**

Quarterly Price Change

**-2.43% ↓**

## Median Unit Price\*

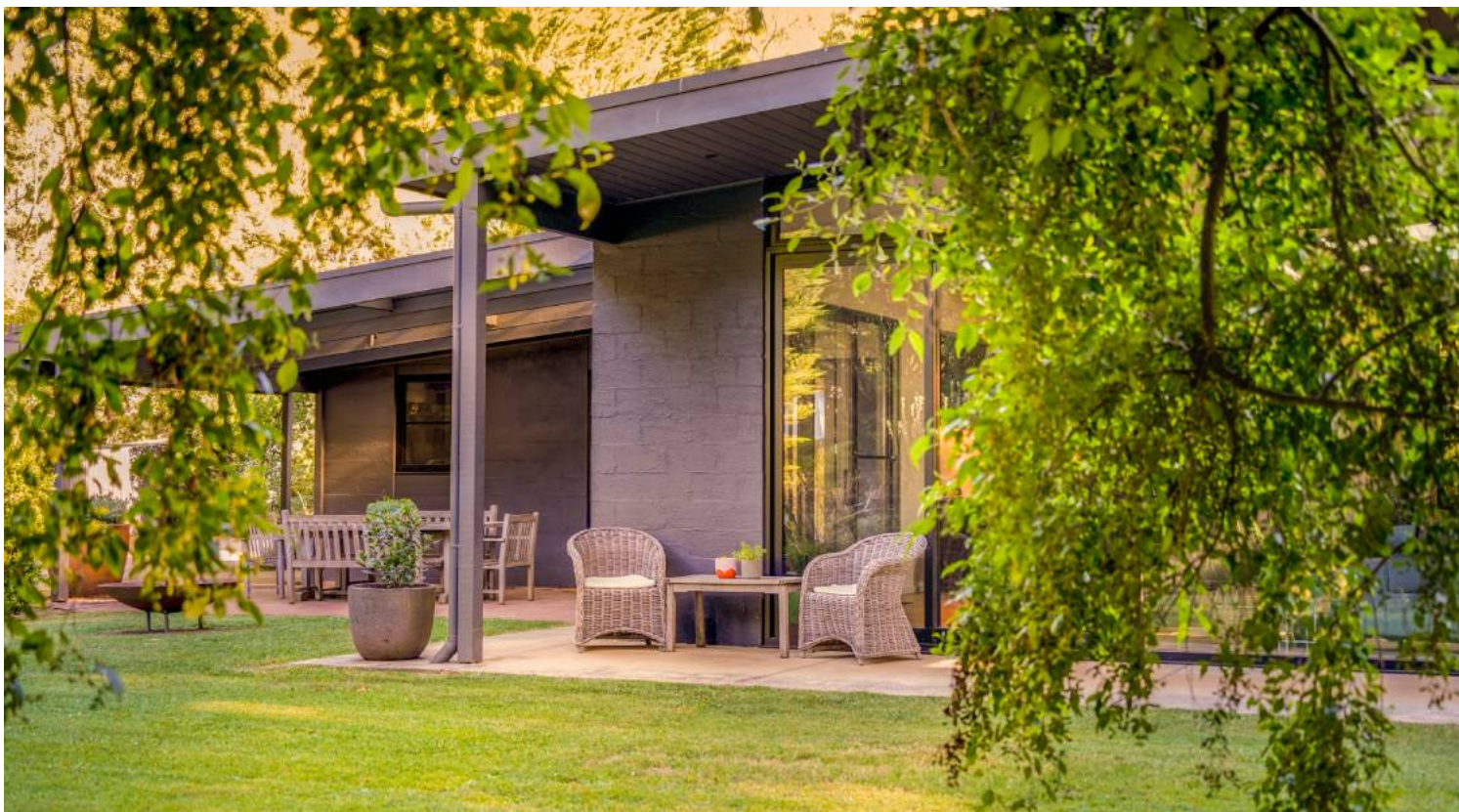
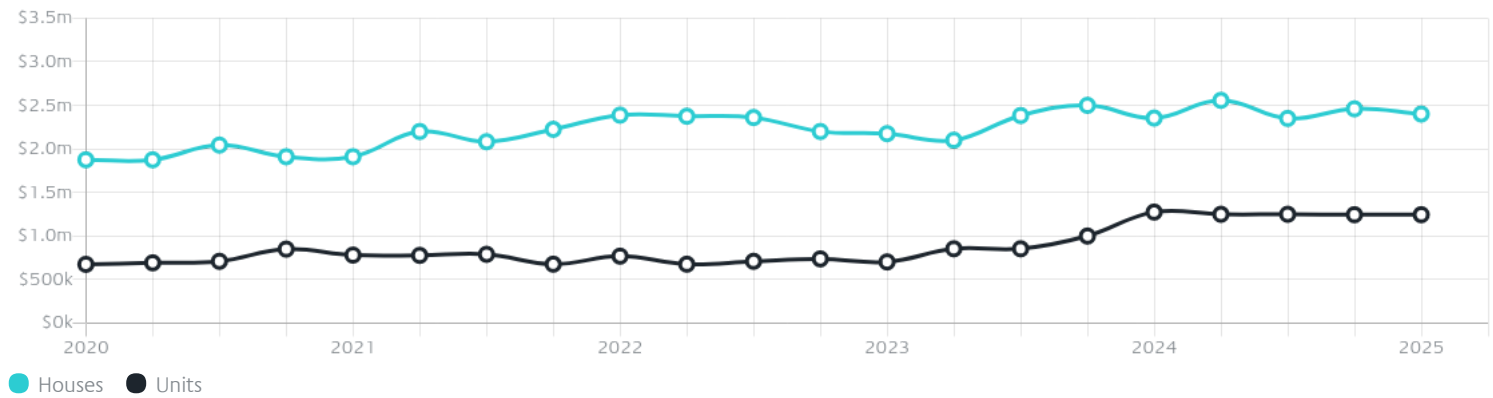
Median

**\$1.25m**

Quarterly Price Change

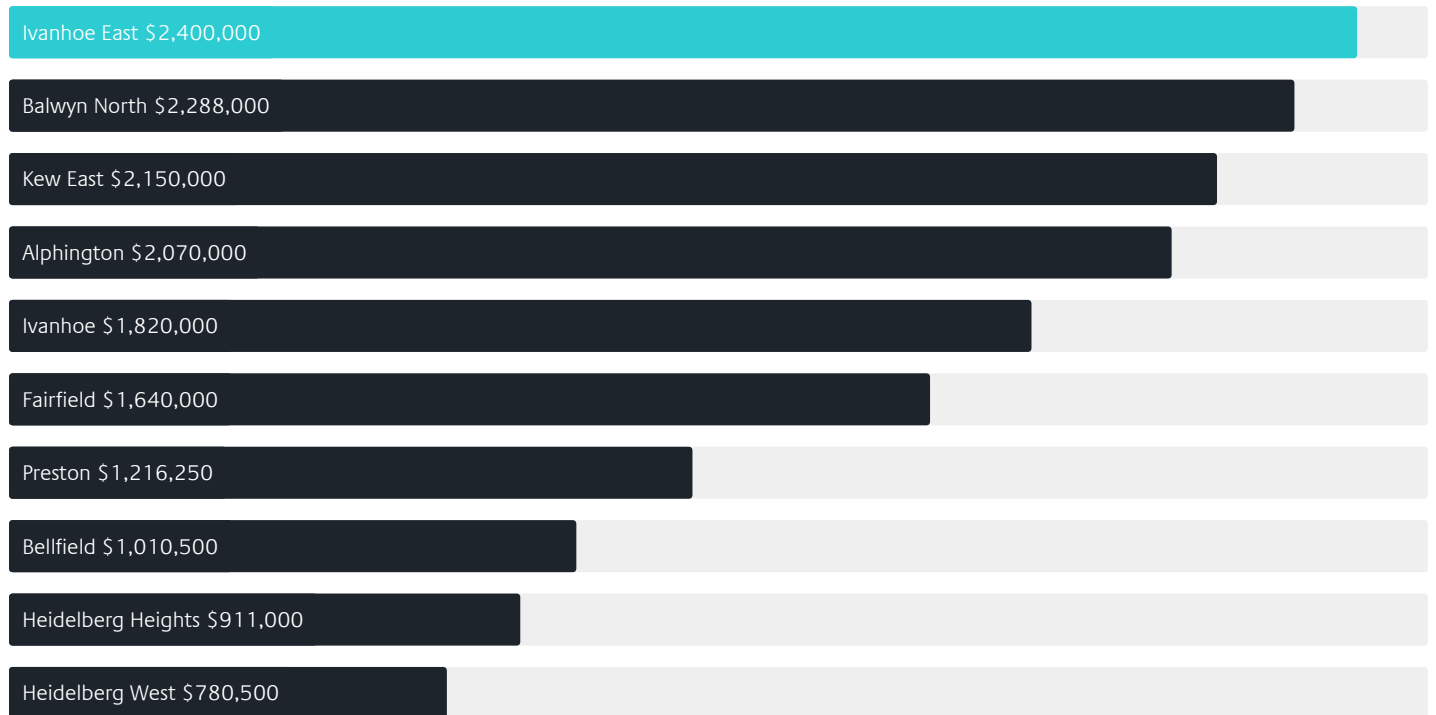
**0.00% ↓**

## Quarterly Price Change\*

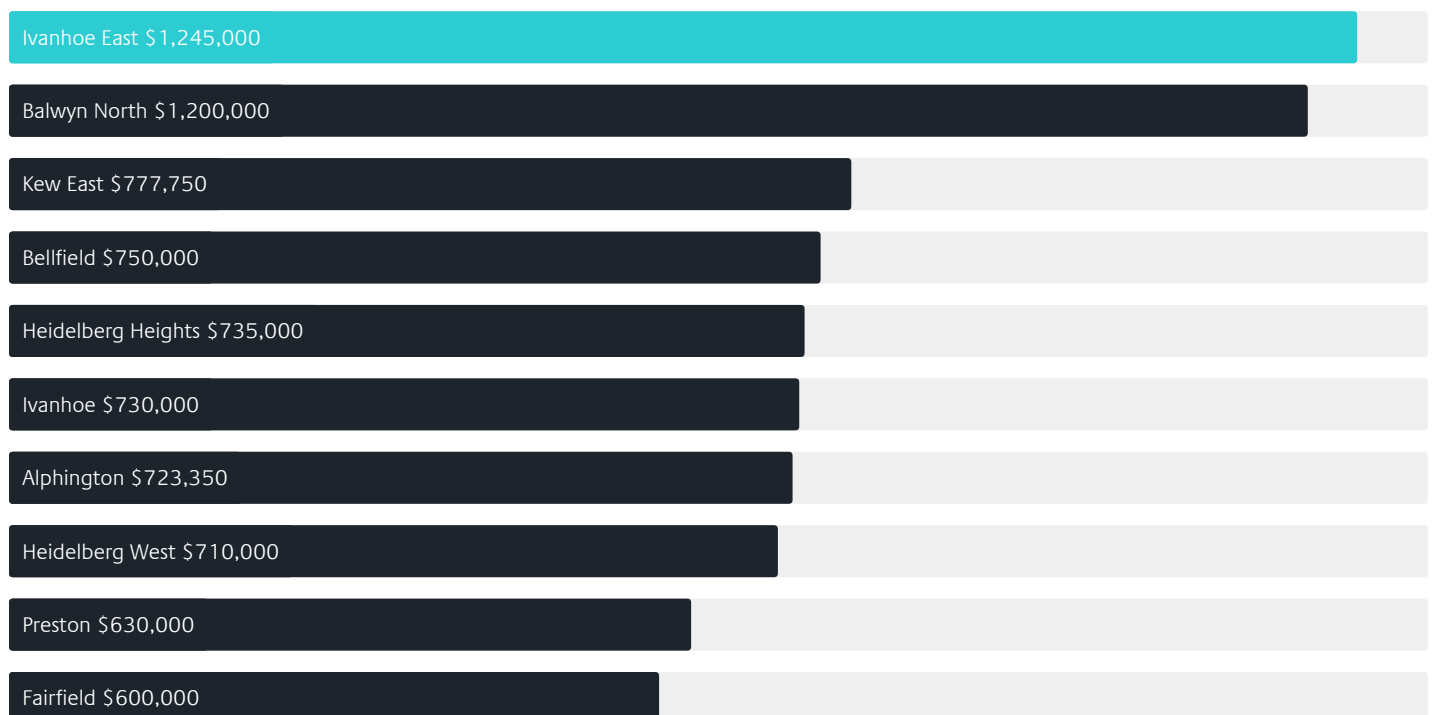


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 36%  
● Private 64%

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

75%

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

30 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](https://jellisraig.com.au/suburbinsights)








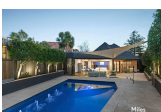




Address	Bedrooms	Type	Price	Sold
 16 Hartlands Rd Ivanhoe East	3	House	\$2,940,000	28 Jun 2025
 103c/1 Wilfred Rd Ivanhoe East	3	Apartment	\$1,165,000	10 Jun 2025
 G12/1 Wilfred Rd Ivanhoe East	3	Apartment	\$1,170,000	03 Jun 2025
 2/5 Rotherwood Rd Ivanhoe East	2	Apartment	\$660,000	31 May 2025
 4/3 Rotherwood Rd IVANHOE EAST	2	Apartment	\$663,000	30 May 2025
 31 Wallis Av Ivanhoe East	4	House	\$2,825,000	24 May 2025
 272 Lower Heidelberg Rd Ivanhoe East	5	House	\$3,325,000	08 May 2025
 12/17 Cedric St Ivanhoe East	3	Townhouse	\$1,380,000	15 Apr 2025
 38 Otterington Gr Ivanhoe East	4	House	\$2,870,000	12 Apr 2025
 2/198 Lower Heidelberg Rd Ivanhoe East	2	Apartment	\$737,000	09 Apr 2025
 G01/208 Lower Heidelberg Rd Ivanhoe East	2	Apartment	\$726,000	02 Apr 2025
 1/208 Lower Heidelberg Rd Ivanhoe East	2	Flat/Unit/Apartment	\$726,000	02 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 Warncliffe Rd Ivanhoe East	4	House	\$2,355,000	29 Mar 2025
 1/5 Rotherwood Rd Ivanhoe East	2	Unit	\$637,500	27 Mar 2025
 72 Mcarthur Rd Ivanhoe East	4	House	\$3,945,000	25 Mar 2025
 24 Rotherwood Rd Ivanhoe East	4	House	\$2,502,000	22 Mar 2025
 43 Charteris Dr Ivanhoe East	5	House	\$2,580,000	15 Mar 2025
 4/6 Wamba Rd Ivanhoe East	3	Flat/Unit/Apartment	\$1,340,000	12 Mar 2025
 183 The Boulevard Ivanhoe East	2	House	\$1,800,000	18 Feb 2025
 3/206 Lower Heidelberg Rd Ivanhoe East	2	Subdivided Flat - Single OYO Flat	\$760,000	15 Feb 2025
 1/1 Wilfred Rd Ivanhoe East	3	Flat/Unit/Apartment	\$1,270,000	13 Feb 2025
 3 Oakdene Pl Ivanhoe East	3	House	\$2,400,000	05 Feb 2025
 8 Carmichael St IVANHOE EAST	4	House	\$2,300,000	04 Feb 2025
 12/33 Carmichael St Ivanhoe East	2	Apartment	\$600,000	08 Jan 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/6 Wamba Rd Ivanhoe East	2	Flat/Unit/Apartment	\$895,000	07 Jan 2025
 41 York Av Ivanhoe East	5	House	\$6,950,000	20 Dec 2024
 7/1 Wilfred Rd Ivanhoe East	3	Flat/Unit/Apartment	\$1,245,000	13 Dec 2024
 9/3 Rotherwood Rd IVANHOE EAST	2	Apartment	\$655,000	11 Dec 2024
 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
 29 Charteris Dr Ivanhoe East	4	House	\$2,105,000	07 Dec 2024
 7 Gruyere Cr Ivanhoe East	4	House	\$2,400,000	02 Dec 2024
 481 The Boulevard Ivanhoe East	3	House	\$3,400,000	29 Nov 2024
 32/5 Hilltop Cr Ivanhoe East	3	Strata Unit/Flat	\$1,525,000	29 Nov 2024
 32/5-7 Hilltop Cr Ivanhoe East	3	Apartment	\$1,525,000	29 Nov 2024
 7 Keam St Ivanhoe East	4	House	\$2,100,000	21 Nov 2024



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 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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