

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.80m**

Quarterly Price Change

**2.85% ↑**

## Median Unit Price\*

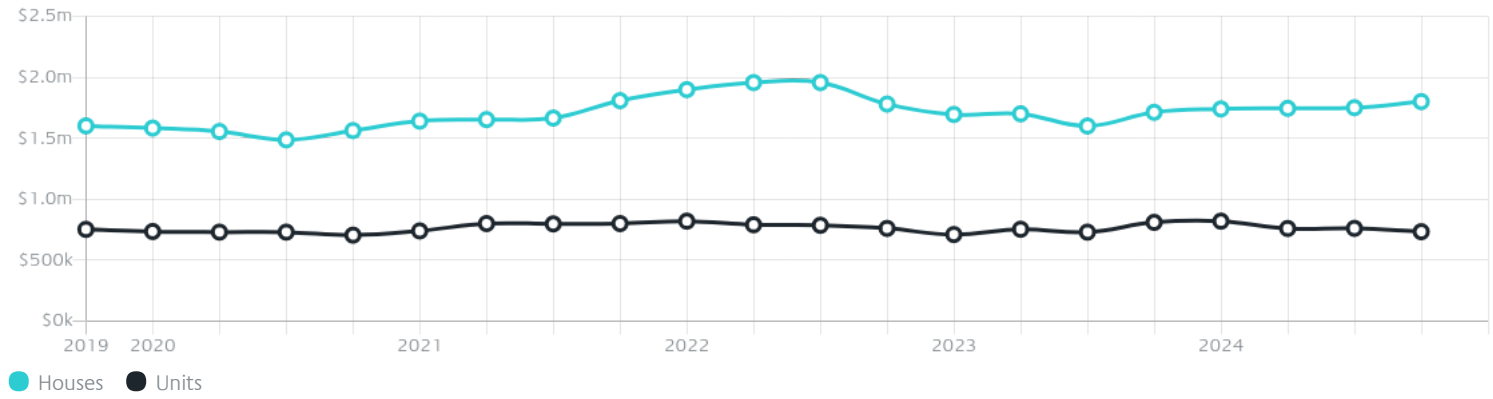
Median

**\$734k**

Quarterly Price Change

**-3.61% ↓**

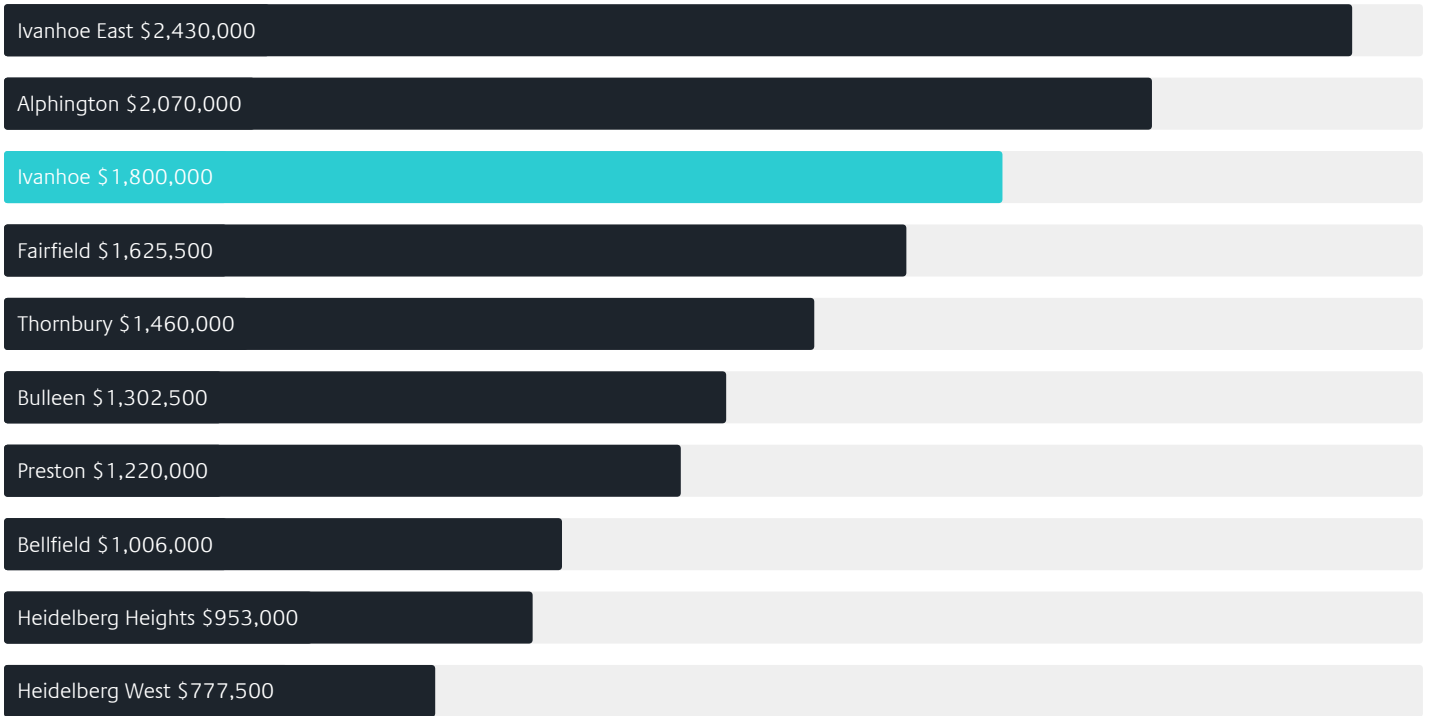
## Quarterly Price Change\*



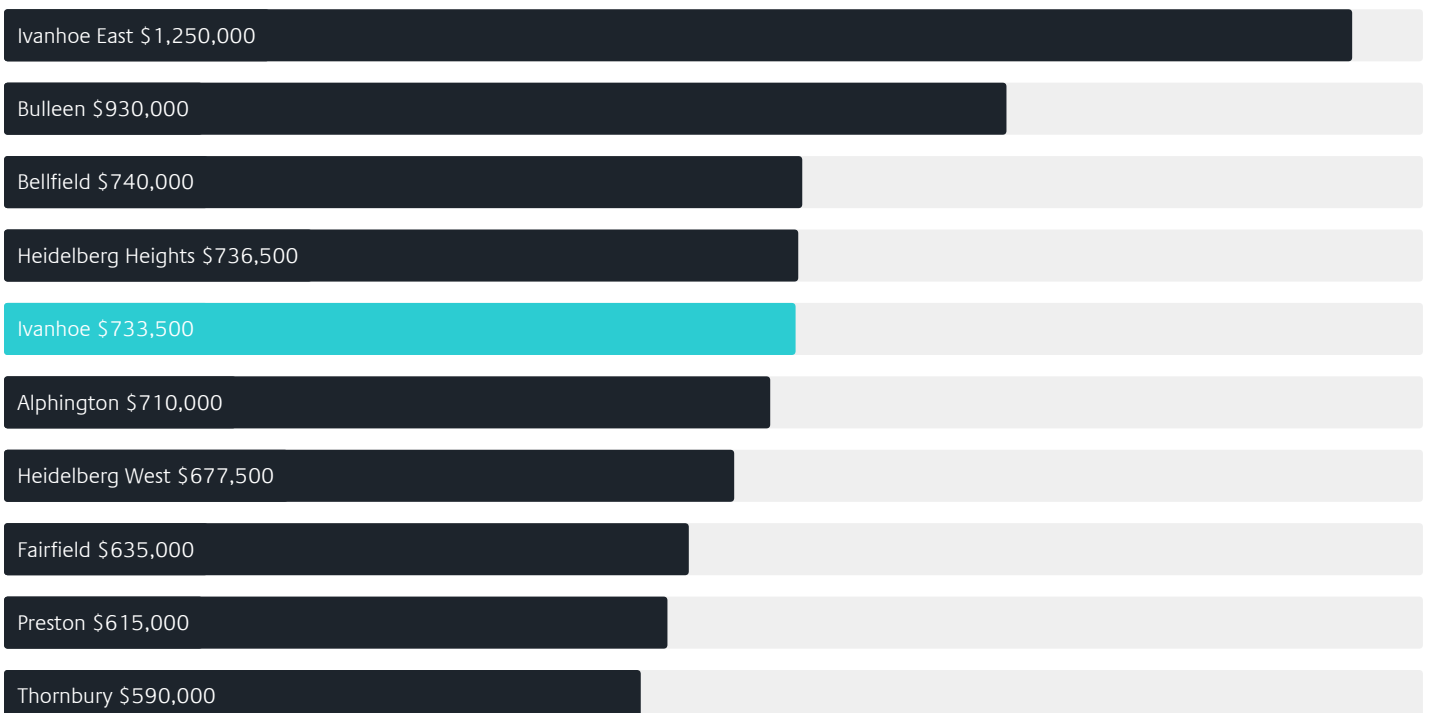
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 36%  
● Private 64%

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

80.77%

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

28 days

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

5.4 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 53% ● Units 47%

Ownership<sup>^</sup>



● Owned Outright 38% ● Mortgaged 33% ● Rented 29%

Population<sup>^</sup>

13,374

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

\$735

Population Growth<sup>^</sup>

9.88%

Rental Yield<sup>\*</sup>

2.09%

Median Age<sup>^</sup>













40 years

Median Household Size<sup>^</sup>









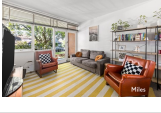

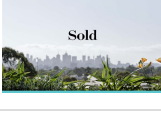

2.4 people

# 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)











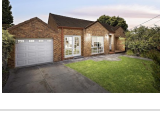

Address	Bedrooms	Type	Price	Sold
 18 Green St Ivanhoe	4	House	\$2,340,000	25 Mar 2025
 6/229 Banksia St Ivanhoe	3	Townhouse	\$809,000	24 Mar 2025
 4/41 Belmont Rd IVANHOE	2	Villa	\$926,000	22 Mar 2025
 12 Mandall Av Ivanhoe	4	House	\$1,925,000	22 Mar 2025
 1/46 Green St Ivanhoe	2	Unit	\$947,000	22 Mar 2025
 4/20 Livingstone St Ivanhoe	2	Unit	\$725,000	21 Mar 2025
 3/80 Marshall St IVANHOE	2	Apartment	\$500,000	21 Mar 2025
 4/2 Salisbury Av Ivanhoe	1	Apartment	\$379,000	14 Mar 2025
 2/16 Waverley Av Ivanhoe	2	Unit	\$640,000	14 Mar 2025
 1/372 Upper Heidelberg Rd Ivanhoe	3	Townhouse	\$1,630,000	14 Mar 2025
 5 Lochabar Ct Ivanhoe	6	House	\$2,135,000	07 Mar 2025
 14 Thoresby Gr Ivanhoe	4	House	\$2,190,000	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 120b Green St Ivanhoe	3	Townhouse	\$930,000	06 Mar 2025
 7 Mabel St Ivanhoe	3	House	\$1,422,500	04 Mar 2025
 39 Beatty St Ivanhoe	4	House	\$2,225,000	04 Mar 2025
 16 Ayton St IVANHOE	3	House	\$1,349,000	28 Feb 2025
 5/29 St Elmo Rd Ivanhoe	1	Apartment	\$448,000	27 Feb 2025
 31a Sherwood Rd Ivanhoe	3	House	\$1,820,000	22 Feb 2025
 3/54 Liberty Pde IVANHOE	2	Townhouse	\$865,000	19 Feb 2025
 4/121 Locksley Rd Ivanhoe	2	Flat/Unit/Apartment	\$500,000	17 Feb 2025
 5/101 Lower Heidelberg Rd Ivanhoe	1	Apartment	\$397,500	17 Feb 2025
 98 Marshall St Ivanhoe	3	House	\$1,575,000	15 Feb 2025
 2/67 Livingstone St Ivanhoe	2	Unit	\$590,000	12 Feb 2025
 7/45 Linden Av Ivanhoe	3	Strata Unit/Flat	\$799,000	12 Feb 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/45 Linden Av Ivanhoe	3	Strata Unit/Flat	\$859,000	12 Feb 2025
 4/297 Upper Heidelberg Rd Ivanhoe	2	Unit	\$468,000	11 Feb 2025
 2/1023 Heidelberg Rd Ivanhoe	2	Strata Unit/Flat	\$885,000	11 Feb 2025
 2/119 Valentine St Ivanhoe	3	Townhouse	\$940,000	08 Feb 2025
 6/27-29 Kenilworth Pde Ivanhoe	3	House	\$1,440,000	08 Feb 2025
 4/1 Westley Av Ivanhoe	1	Flat/Unit/Apartment	\$710,000	07 Feb 2025
 1/40 Linden Av Ivanhoe	2	Unit	\$855,000	06 Feb 2025
 3/6 Studley Rd Ivanhoe	2	Unit	\$605,000	05 Feb 2025
 40 Carn Av Ivanhoe	4	House	\$2,650,000	05 Feb 2025
 607/443 Upper Heidelberg Rd Ivanhoe	1	Apartment	\$335,000	03 Feb 2025
 1/19 Dudley St Ivanhoe	2	Unit	\$896,500	01 Feb 2025
 6/29 St Elmo Rd Ivanhoe	1	Unit	\$446,000	01 Feb 2025

# Jellis Craig

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