

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.80m

Quarterly Price Change

2.85% ↑

Median Unit Price*

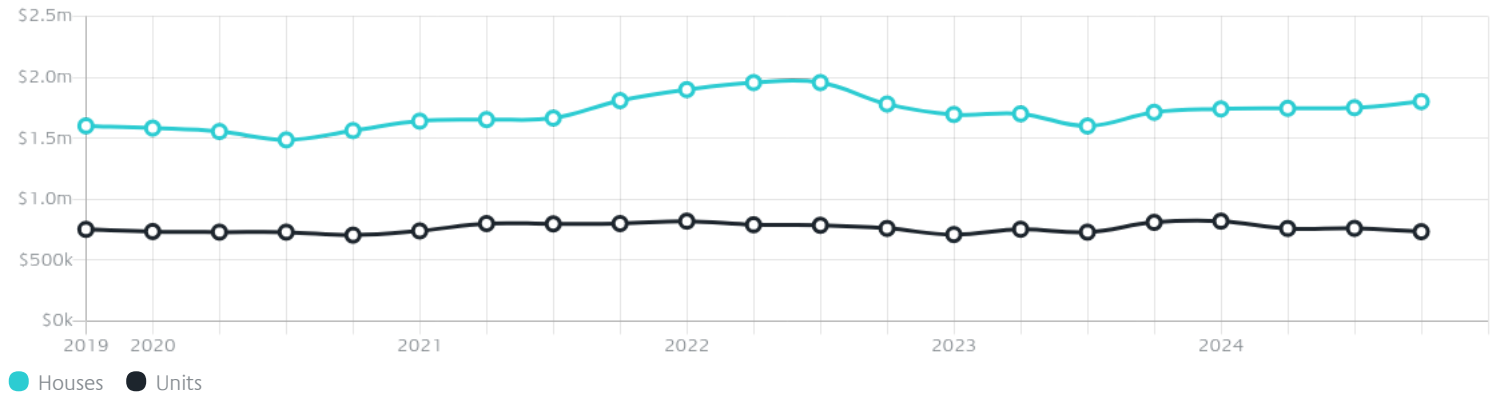
Median

\$734k

Quarterly Price Change

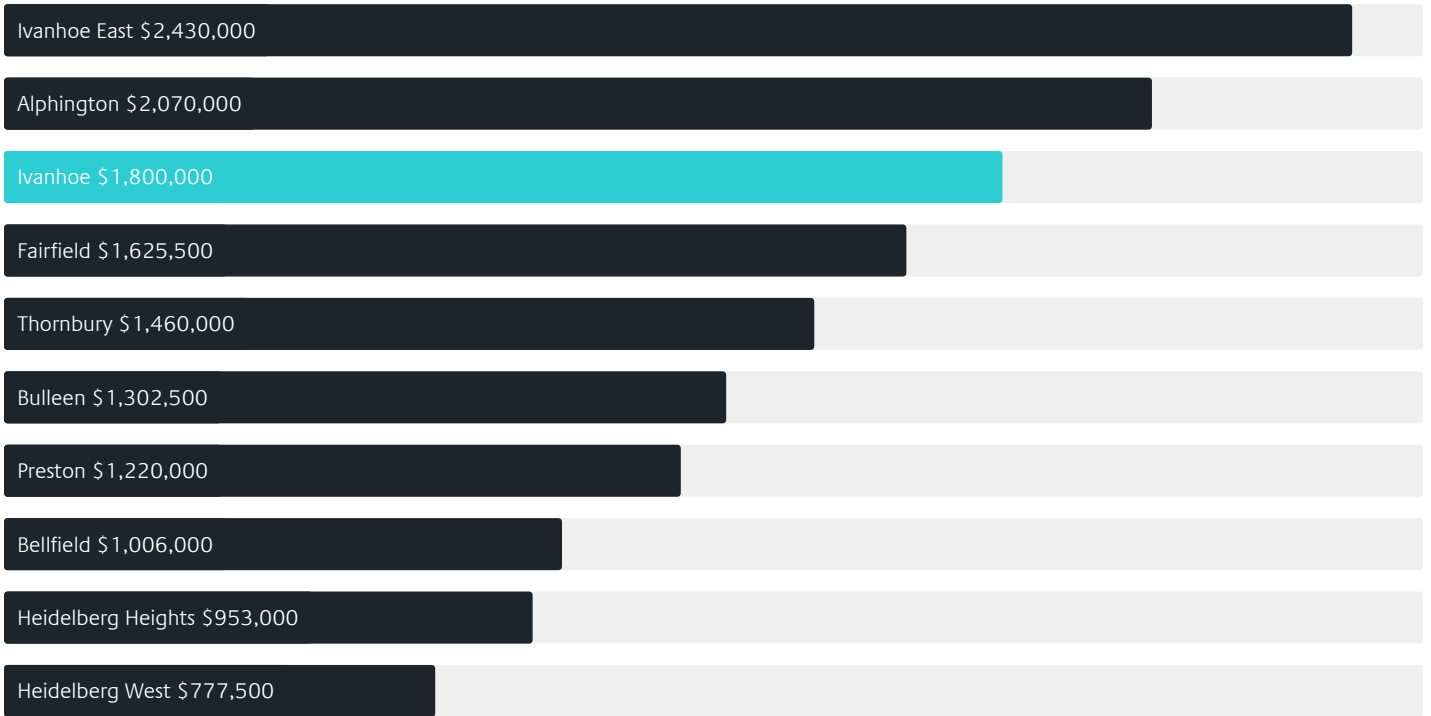
-3.61% ↓

Quarterly Price Change*

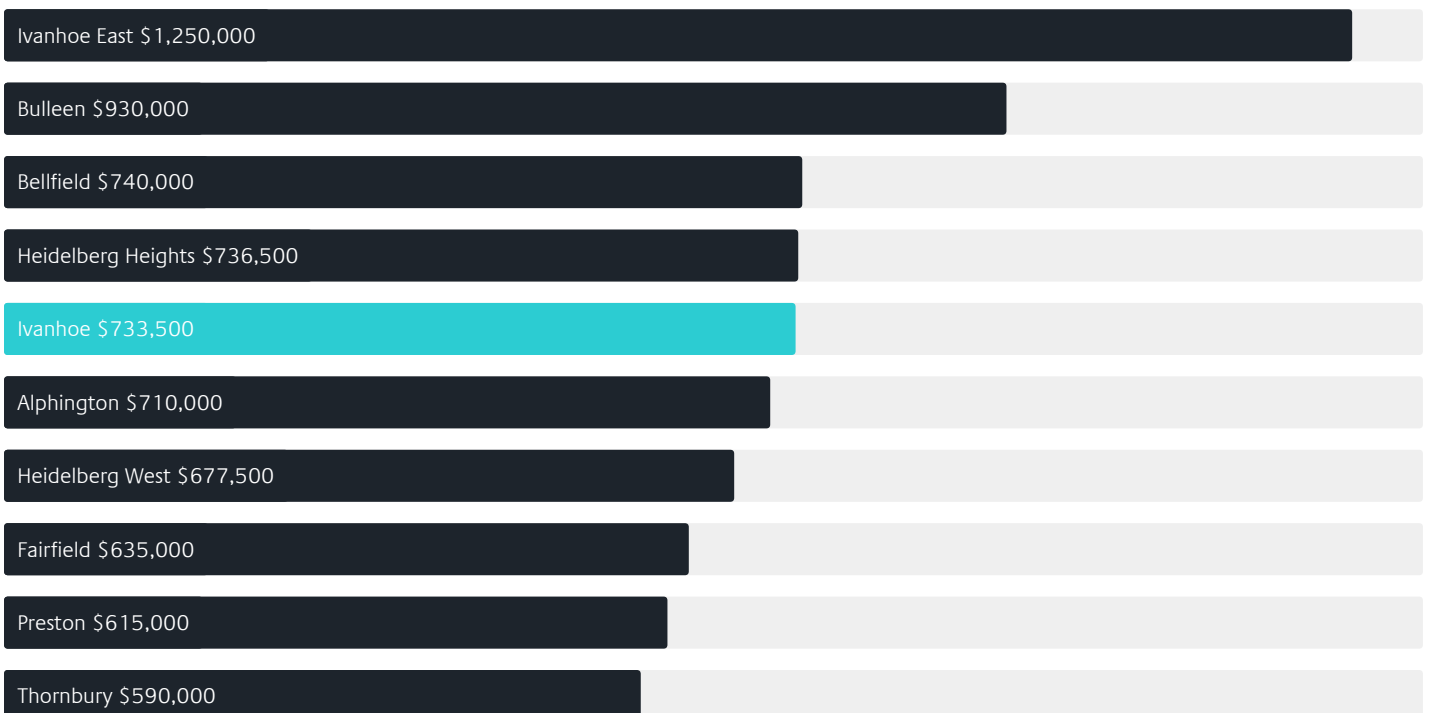


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 35%
● Private 65%

Auction Clearance Rate^{*}

71.43%

Median Days on Market[^]

32 days

Average Hold Period^{*}

5.4 years

Insights

Dwelling Type[^]



● Houses 53% ● Units 47%

Ownership[^]



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

Population[^]

13,374

Median Asking Rent per week^{*}

\$735

Population Growth[^]

9.88%

Rental Yield^{*}

2.09%

Median Age[^]







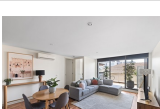

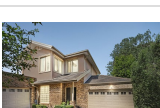
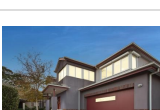

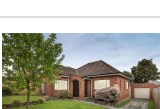
40 years

Median Household Size[^]



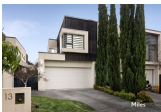




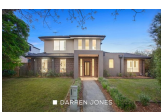




2.4 people

Sold Properties~










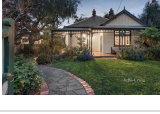
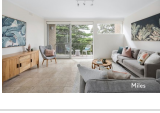

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/20 Magnolia Rd Ivanhoe	2	Villa	\$865,000	25 Jan 2025
 2/88 Beatty St Ivanhoe	4	Townhouse	\$1,160,000	15 Jan 2025
 2 Meryton La Ivanhoe	3	House	\$2,025,000	08 Jan 2025
 1/119 Valentine St Ivanhoe	3	House	\$835,000	20 Dec 2024
 314/1 Westley Av Ivanhoe	1	Apartment	\$470,000	18 Dec 2024
 14/1 Westley Av Ivanhoe	1	Flat/Unit/Apartment	\$470,000	18 Dec 2024
 103/3 Kiernan Av Ivanhoe	2	Apartment	\$630,000	16 Dec 2024
 5 Merther Rd Ivanhoe	5	House	\$2,275,000	14 Dec 2024
 3/15 Dudley St Ivanhoe	3	Townhouse	\$1,830,000	13 Dec 2024
 2/2 Noel St Ivanhoe	3	Townhouse	\$1,380,000	10 Dec 2024
 100a Hawker St Ivanhoe	4	House	\$1,543,000	10 Dec 2024
 171 Banksia St Ivanhoe	3	House	\$1,380,000	09 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/22 Belmont Rd Ivanhoe	3	Unit	\$1,205,000	07 Dec 2024
 91 Marshall St Ivanhoe	4	House	\$2,650,000	06 Dec 2024
 13 Ironbark Cr Ivanhoe	3	Townhouse	\$890,000	03 Dec 2024
 1/160 Banksia St Ivanhoe	2	Unit	\$650,000	30 Nov 2024
 2/3 Lincoln Ct Ivanhoe	2	House	\$980,000	30 Nov 2024
 20 Redesdale Rd Ivanhoe	2	House	\$1,630,000	28 Nov 2024
 4/115 Bond St Ivanhoe	2	Unit	\$732,000	28 Nov 2024
 70 Jellicoe St Ivanhoe	3	House	\$1,200,000	25 Nov 2024
 8/443 Upper Heidelberg Rd Ivanhoe	2	Subdivided Unit/Villa/Townhouse	\$610,000	22 Nov 2024
 208/443 Upper Heidelberg Rd Ivanhoe	2	Apartment	\$610,000	22 Nov 2024
 4/16 Waverley Av Ivanhoe	2	Apartment	\$641,000	21 Nov 2024
 14/14 Merton St Ivanhoe	2	Apartment	\$581,000	18 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/1031 Heidelberg Rd Ivanhoe	2	Flat/Unit/Apartment	\$600,000	18 Nov 2024
 4/59-61 Green St Ivanhoe	1	Apartment	\$391,000	18 Nov 2024
 908/45 Linden Av Ivanhoe	1	Apartment	\$430,000	13 Nov 2024
 24 Ailsa Gr Ivanhoe	4	House	\$2,375,000	13 Nov 2024
 1/14 Linden Av Ivanhoe	2	Unit	\$760,000	13 Nov 2024
 3/144 Marshall St Ivanhoe	4	Townhouse	\$1,170,000	11 Nov 2024
 10 Rosedale Gr Ivanhoe	4	House	\$2,911,000	09 Nov 2024
 2/87 Lower Heidelberg Rd Ivanhoe	2	Townhouse	\$870,000	09 Nov 2024
 4/11 Linden Av Ivanhoe	2	Unit	\$795,000	09 Nov 2024
 146 Waterdale Rd Ivanhoe	4	House	\$1,820,000	09 Nov 2024
 1/47 The Boulevard Ivanhoe	3	Unit	\$1,195,000	08 Nov 2024
 8c John St Ivanhoe	2	Townhouse	\$975,000	04 Nov 2024

Jellis Craig

Ivanhoe Office
153 Upper Heidelberg Road, Ivanhoe
03 9499 7992

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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