

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.80m**

Quarterly Price Change

**2.85% ↑**

## Median Unit Price\*

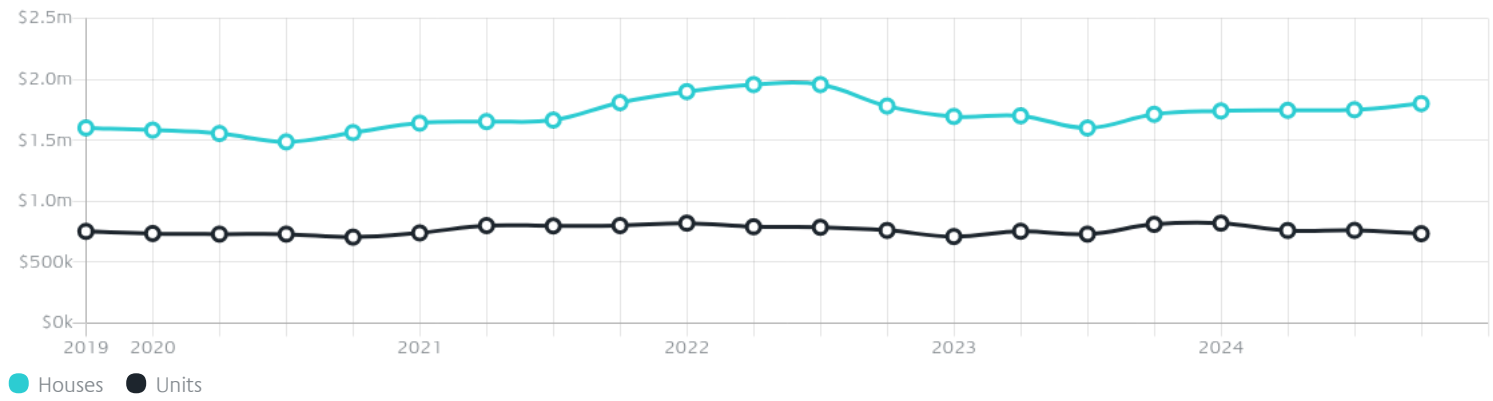
Median

**\$734k**

Quarterly Price Change

**-3.61% ↓**

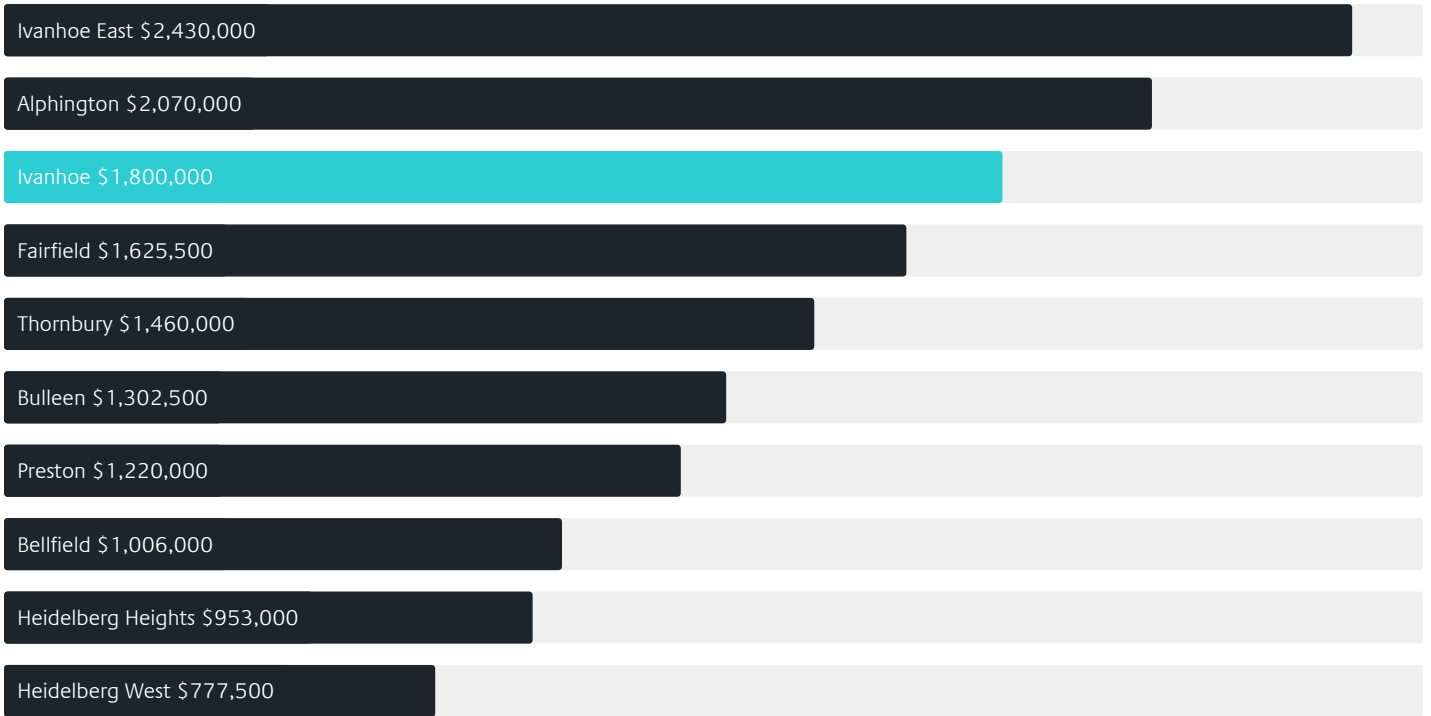
## Quarterly Price Change\*



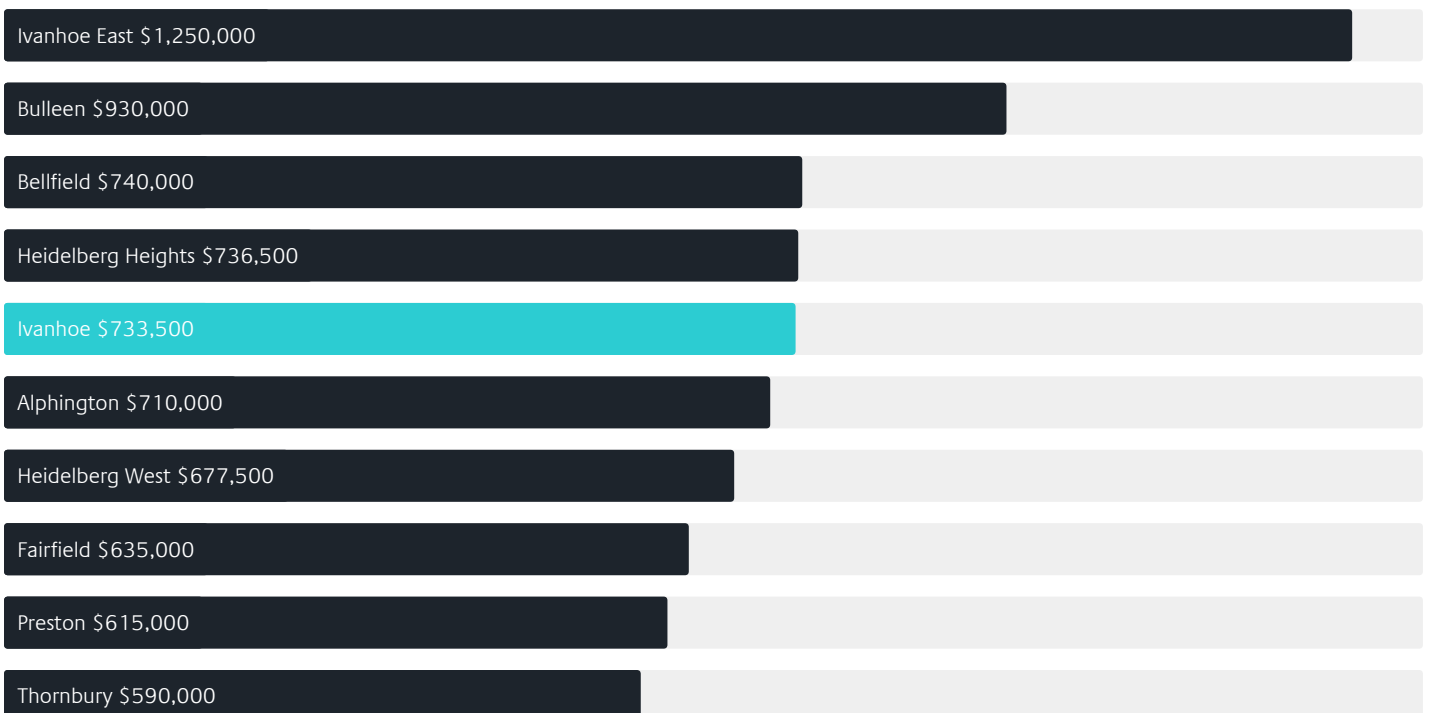
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 42%  
● Private 58%

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

66.67%

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

27 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>







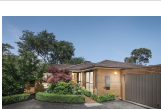
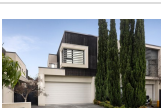


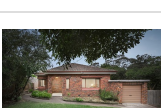
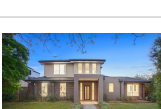
40 years

Median Household Size<sup>^</sup>













2.4 people

# Sold Properties~










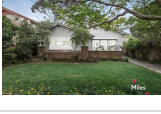


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  103/3 Kiernan Av<br>Ivanhoe   | 2        | Apartment | \$630,000   | 23 Dec 2024 |
|  314/1 Westley Av<br>Ivanhoe   | 1        | Apartment | \$470,000   | 18 Dec 2024 |
|  5 Merther Rd<br>Ivanhoe       | 5        | House     | \$2,275,000 | 14 Dec 2024 |
|  3/15 Dudley St<br>Ivanhoe     | 3        | Townhouse | \$1,830,000 | 13 Dec 2024 |
|  2/2 Noel St<br>Ivanhoe      | 3        | Townhouse | \$1,380,000 | 10 Dec 2024 |
|  100a Hawker St<br>Ivanhoe   | 4        | House     | \$1,543,000 | 10 Dec 2024 |
|  3/22 Belmont Rd<br>Ivanhoe  | 3        | Unit      | \$1,205,000 | 07 Dec 2024 |
|  13 Ironbark Cr<br>Ivanhoe   | 3        | Townhouse | \$890,000   | 03 Dec 2024 |
|  1/160 Banksia St<br>Ivanhoe | 2        | Unit      | \$650,000   | 30 Nov 2024 |
|  2/3 Lincoln Ct<br>Ivanhoe   | 2        | House     | \$980,000   | 30 Nov 2024 |
|  20 Redesdale Rd<br>Ivanhoe  | 2        | House     | \$1,630,000 | 28 Nov 2024 |
|  70 Jellicoe St<br>Ivanhoe   | 3        | House     | \$1,200,000 | 25 Nov 2024 |

# Sold Properties~

| Address   | Bedrooms | Type                            | Price       | Sold        |
|---|----------|---------------------------------|-------------|-------------|
|  8/443 Upper Heidelberg Rd<br>Ivanhoe   | 2        | Subdivided Unit/Villa/Townhouse | \$610,000   | 22 Nov 2024 |
|  208/443 Upper Heidelberg Rd<br>Ivanhoe | 2        | Apartment                       | \$610,000   | 22 Nov 2024 |
|  4/16 Waverley Av<br>Ivanhoe            | 2        | Apartment                       | \$641,000   | 21 Nov 2024 |
|  14/14 Merton St<br>Ivanhoe             | 2        | Apartment                       | \$581,000   | 18 Nov 2024 |
|  5/1031 Heidelberg Rd<br>Ivanhoe       | 2        | Flat/Unit/Apartment             | \$600,000   | 18 Nov 2024 |
|  4/59-61 Green St<br>Ivanhoe          | 1        | Apartment                       | \$391,000   | 18 Nov 2024 |
|  24 Ailsa Gr<br>Ivanhoe               | 4        | House                           | \$2,375,000 | 13 Nov 2024 |
|  908/45 Linden Av<br>Ivanhoe          | 1        | Apartment                       | \$430,000   | 13 Nov 2024 |
|  1/14 Linden Av<br>Ivanhoe            | 2        | Unit                            | \$760,000   | 13 Nov 2024 |
|  3/144 Marshall St<br>Ivanhoe         | 4        | Townhouse                       | \$1,170,000 | 11 Nov 2024 |
|  10 Rosedale Gr<br>Ivanhoe            | 4        | House                           | \$2,911,000 | 09 Nov 2024 |
|  2/87 Lower Heidelberg Rd<br>Ivanhoe  | 2        | Townhouse                       | \$870,000   | 09 Nov 2024 |

# Sold Properties~

| Address   | Bedrooms | Type                | Price       | Sold        |
|---|----------|---------------------|-------------|-------------|
|  4/11 Linden Av<br>Ivanhoe            | 2        | Unit                | \$795,000   | 09 Nov 2024 |
|  146 Waterdale Rd<br>Ivanhoe          | 4        | House               | \$1,820,000 | 09 Nov 2024 |
|  1/47 The Boulevard<br>Ivanhoe        | 3        | Unit                | \$1,195,000 | 08 Nov 2024 |
|  2/360 Upper Heidelberg Rd<br>Ivanhoe | 2        | Unit                | \$765,000   | 04 Nov 2024 |
|  8c John St<br>Ivanhoe               | 2        | Townhouse           | \$975,000   | 04 Nov 2024 |
|  17c Dalveen Rd<br>Ivanhoe          | 3        | Townhouse           | \$968,000   | 04 Nov 2024 |
|  5/84 Marshall St<br>Ivanhoe        | 2        | Apartment           | \$530,000   | 30 Oct 2024 |
|  5/1 Westley Av<br>Ivanhoe          | 1        | Flat/Unit/Apartment | \$460,000   | 30 Oct 2024 |
|  59 Studley Rd<br>Ivanhoe           | 5        | House               | \$6,124,000 | 29 Oct 2024 |
|  46 Waterdale Rd<br>Ivanhoe         | 4        | House               | \$2,400,000 | 28 Oct 2024 |
|  2/18 Linden Av<br>Ivanhoe          | 3        | Townhouse           | \$1,130,000 | 28 Oct 2024 |
|  4/4-6 Noel St<br>Ivanhoe           | 2        | Unit                | \$1,225,000 | 26 Oct 2024 |

# Jellis Craig

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03 9499 7992

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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