

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.80m

Quarterly Price Change

2.85% ↑

Median Unit Price*

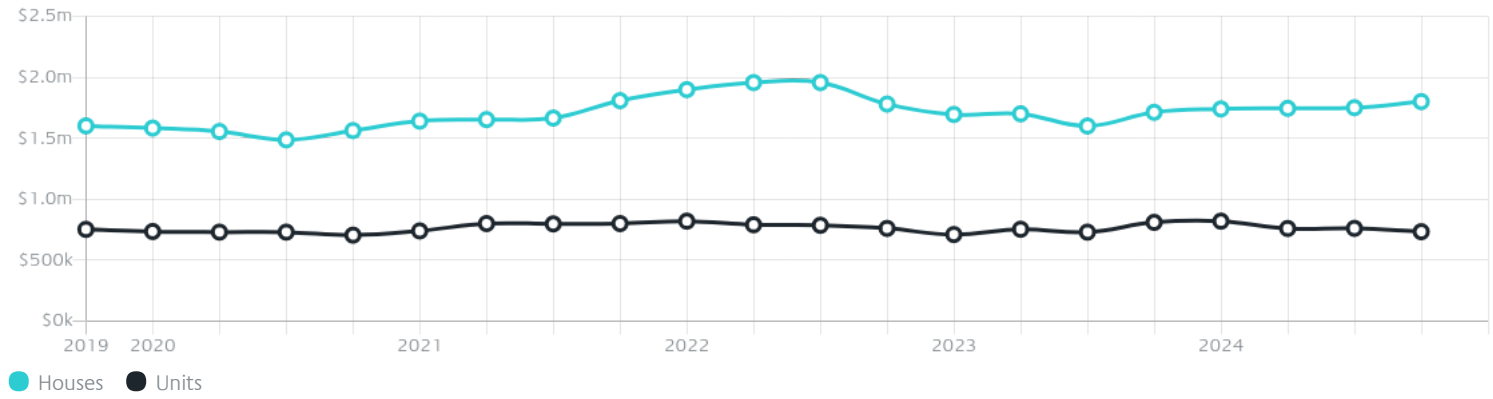
Median

\$734k

Quarterly Price Change

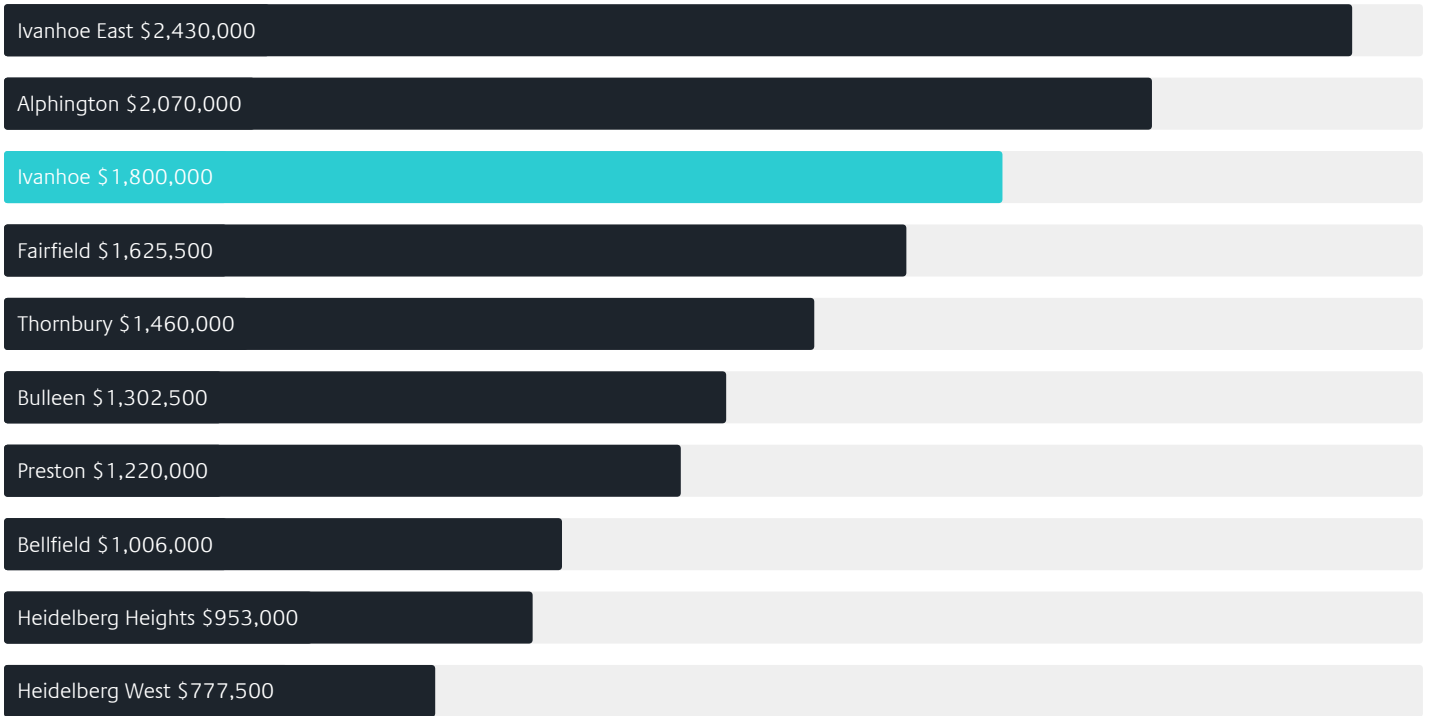
-3.61% ↓

Quarterly Price Change*

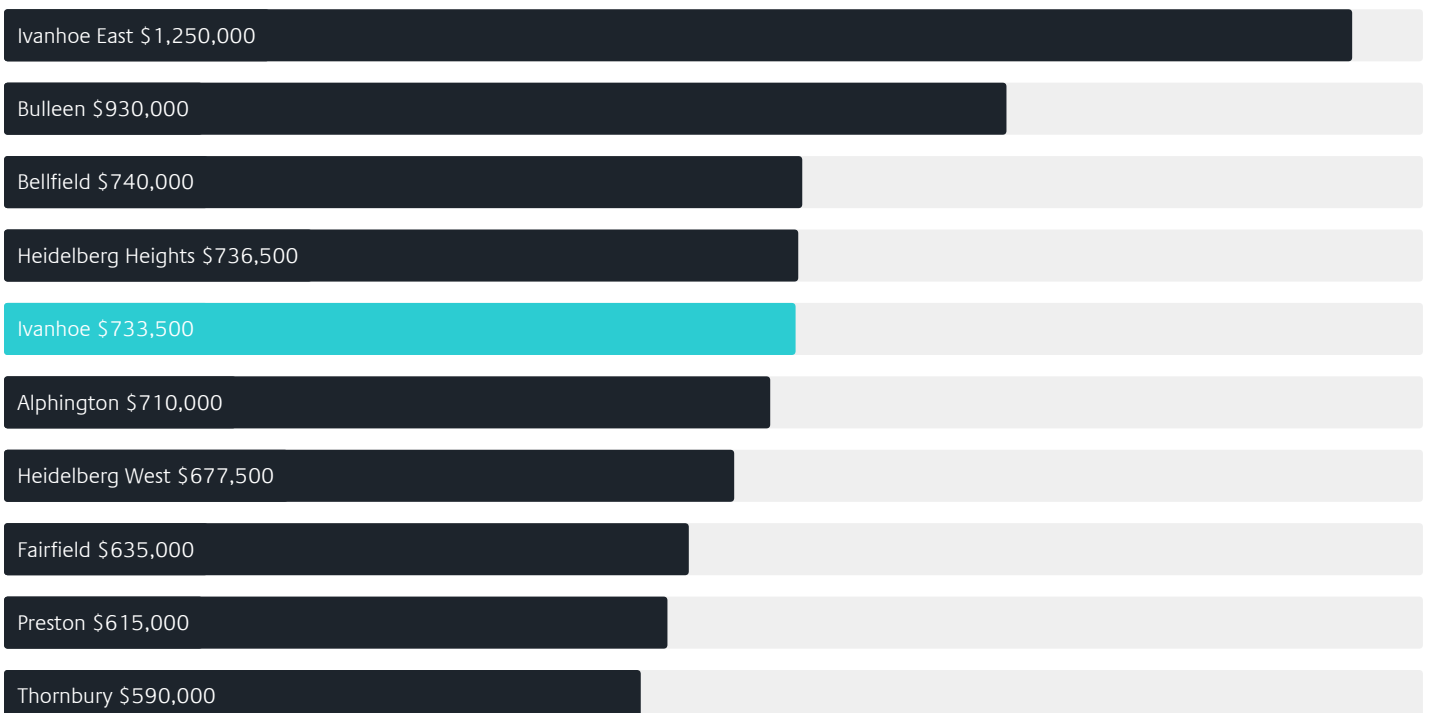


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 33%
● Private 67%

Auction Clearance Rate^{*}

82.35%

Median Days on Market[^]

52 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~




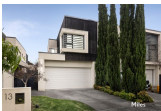








Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  5/101 Lower Heidelberg Rd Ivanhoe | 1 | Apartment | \$397,500 | 27 Feb 2025 |
|  31a Sherwood Rd Ivanhoe | 3 | House | \$1,820,000 | 22 Feb 2025 |
|  98 Marshall St Ivanhoe | 3 | House | \$1,575,000 | 15 Feb 2025 |
|  4/297 Upper Heidelberg Rd Ivanhoe | 2 | Unit | \$468,000 | 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 |
|  1/40 Linden Av Ivanhoe | 2 | Unit | \$855,000 | 06 Feb 2025 |
|  40 Carn Av Ivanhoe | 4 | House | \$2,650,000 | 05 Feb 2025 |
|  3/6 Studley Rd Ivanhoe | 2 | Unit | \$605,000 | 05 Feb 2025 |
|  607/443 Upper Heidelberg Rd Ivanhoe | 1 | Apartment | \$335,000 | 03 Feb 2025 |
|  6/29 St Elmo Rd Ivanhoe | 1 | Unit | \$446,000 | 01 Feb 2025 |
|  1/19 Dudley St Ivanhoe | 2 | Unit | \$896,500 | 01 Feb 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------------------------------|-------------|-------------|
|  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 |
|  3/3 Kiernan Av Ivanhoe | 2 | Flat/Unit/Apartment | \$630,000 | 16 Dec 2024 |
|  5 Merther Rd Ivanhoe | 5 | House | \$2,275,000 | 14 Dec 2024 |
|  14/58 Myrtle St Ivanhoe | 1 | Strata Flat - Single OYO Flat | \$370,000 | 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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------------------|-------------|-------------|
|  171 Banksia St Ivanhoe | 3 | House | \$1,380,000 | 09 Dec 2024 |
|  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 |

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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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