

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.82m**

Quarterly Price Change

**1.11% ↑**

## Median Unit Price\*

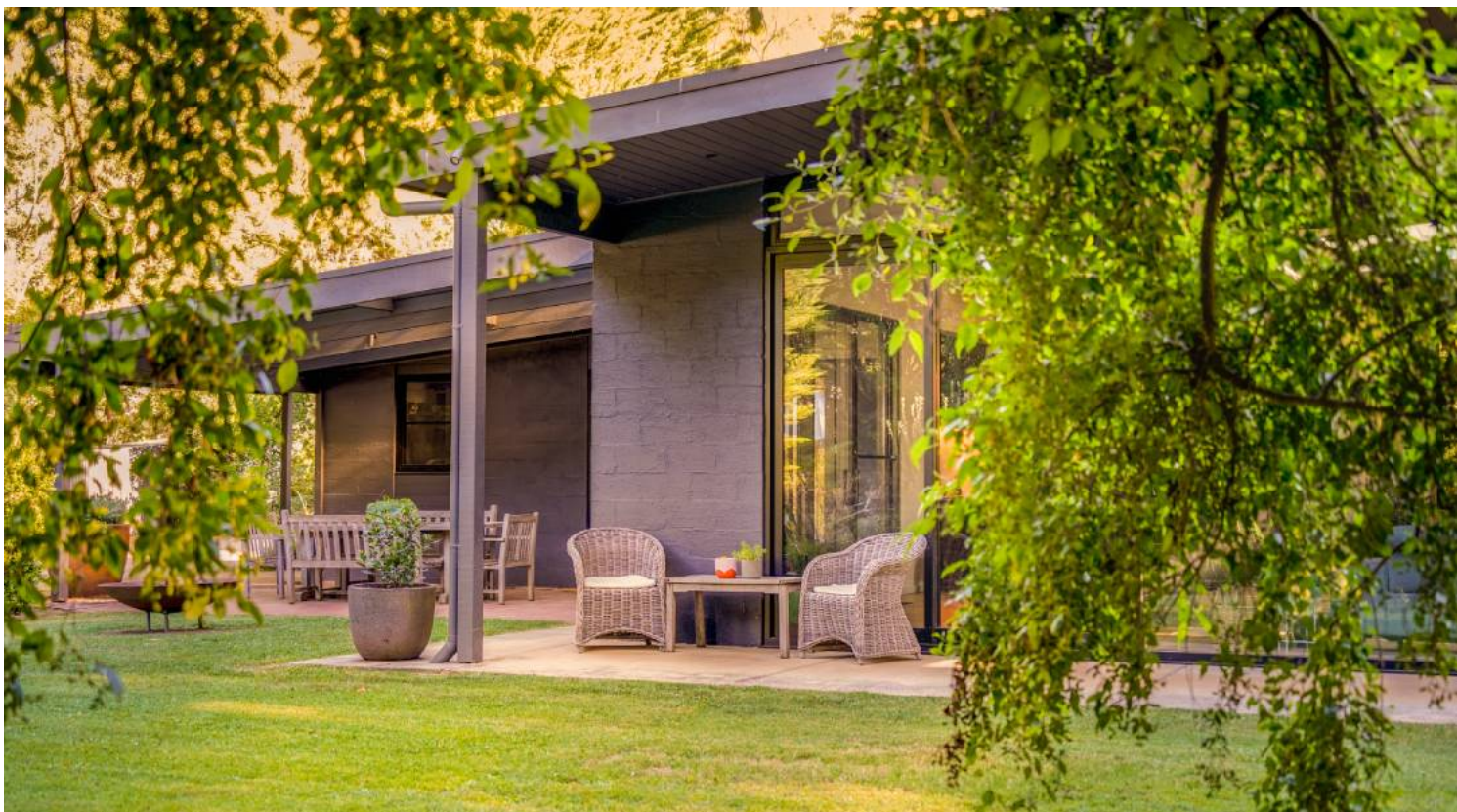
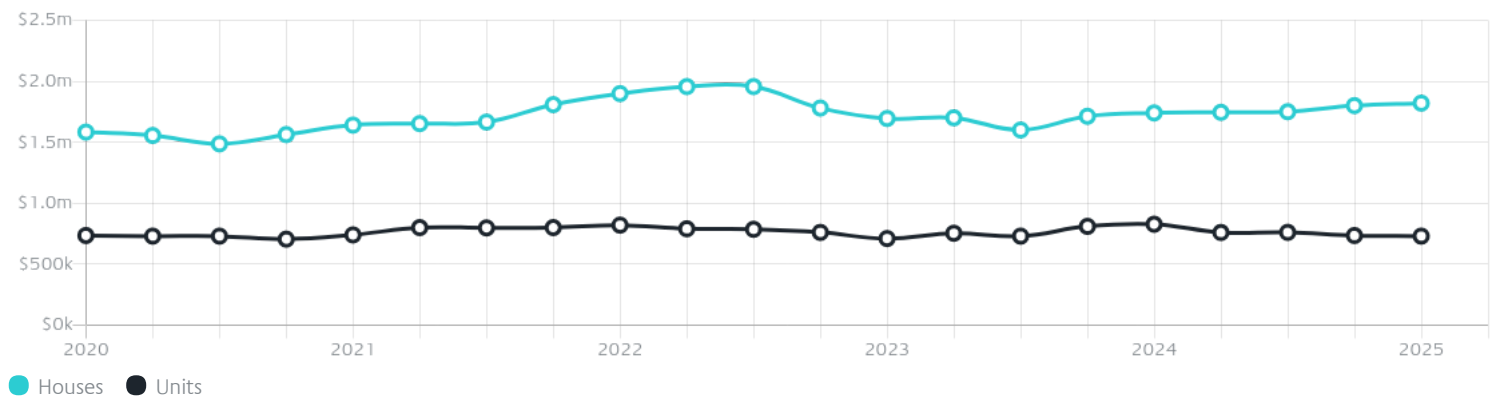
Median

**\$730k**

Quarterly Price Change

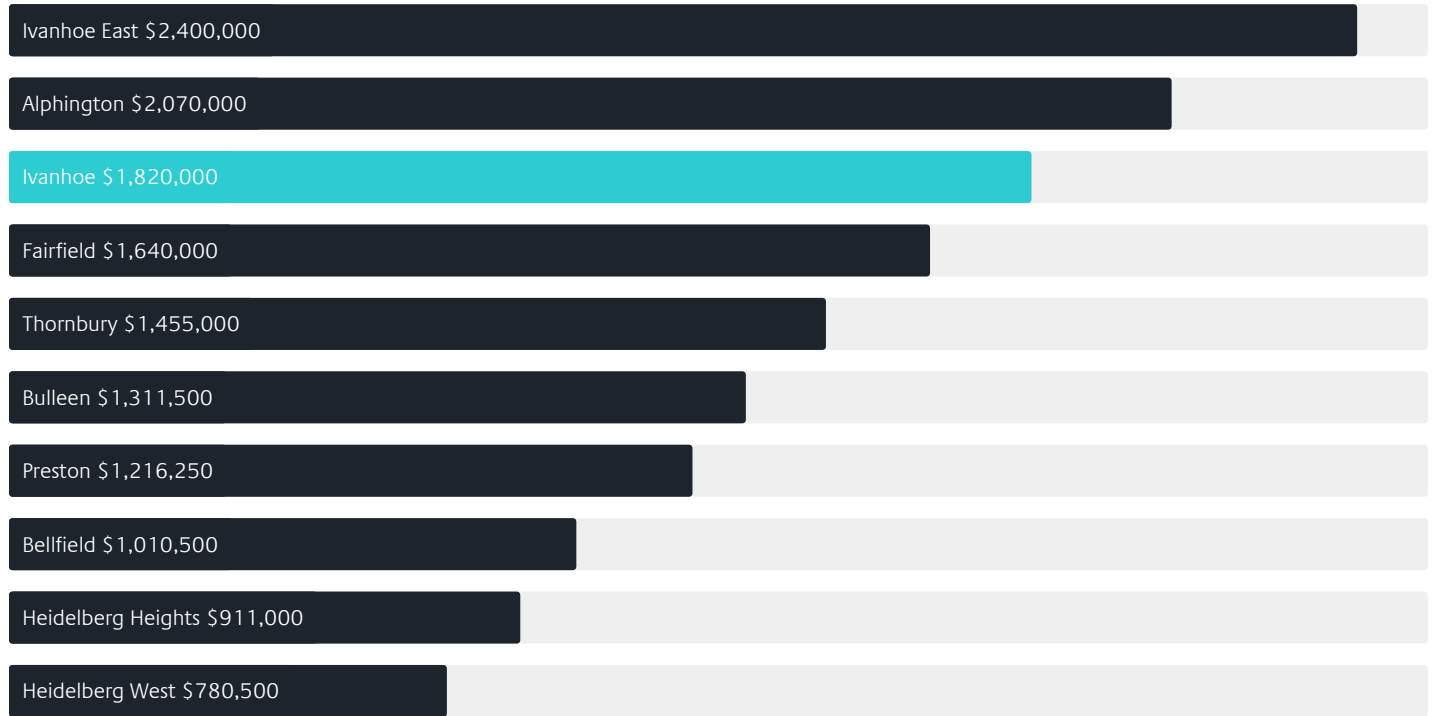
**-0.68% ↓**

## Quarterly Price Change\*

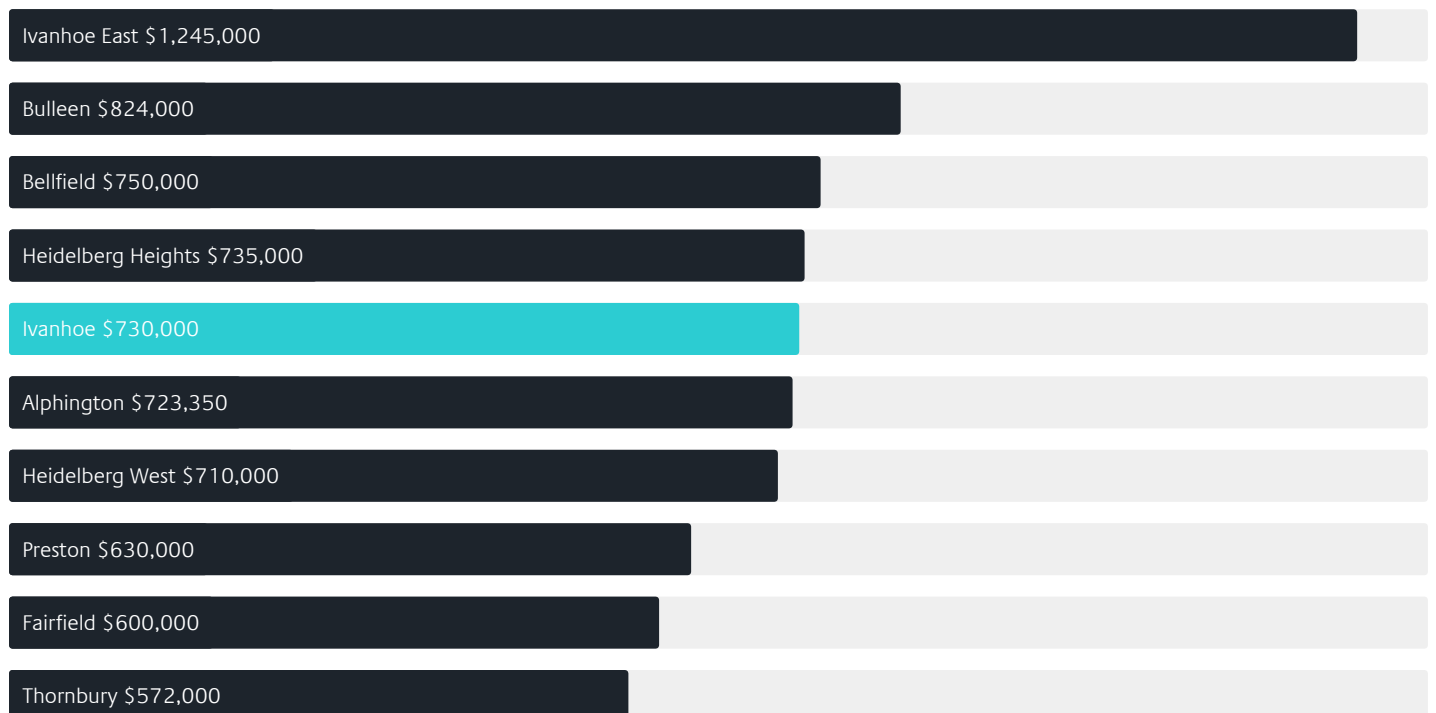


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 37%  
● Private 63%

Auction Clearance Rate\*

76.47%

Median Days on Market^

24 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\*

\$740

Population Growth^

9.88%

Rental Yield\*

2.09%

Median Age^







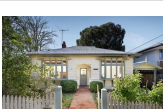


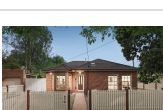

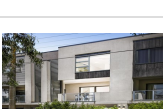
40 years

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













Address	Bedrooms	Type	Price	Sold
 93 Valentine St Ivanhoe	3	House	\$1,620,000	29 Apr 2025
 150 Banksia St Ivanhoe	4	House	\$1,634,500	23 Apr 2025
 509/443 Upper Heidelberg Rd Ivanhoe	1	Apartment	\$330,000	17 Apr 2025
 9 Rose St Ivanhoe	3	House	\$2,025,000	15 Apr 2025
 1/13 Green St Ivanhoe	2	Unit	\$935,000	15 Apr 2025
 1/21 Linden Av Ivanhoe	3	Unit	\$835,000	12 Apr 2025
 22 Stanley St Ivanhoe	2	House	\$1,090,000	11 Apr 2025
 313/443 Upper Heidelberg Rd Ivanhoe	2	Unit	\$555,000	05 Apr 2025
 8/27 Locksley Rd Ivanhoe	1	Townhouse	\$555,000	29 Mar 2025
 265 Banksia St Ivanhoe	2	House	\$867,000	27 Mar 2025
 18 Green St Ivanhoe	4	House	\$2,340,000	25 Mar 2025
 6/229 Banksia St Ivanhoe	3	Townhouse	\$809,000	24 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/69 Marshall St Ivanhoe	1	Flat/Unit/Apartment	\$465,000	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
 13/58 Myrtle St Ivanhoe	1	Strata Flat - Single OYO Flat	\$365,000	19 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
 4/2 Salisbury Av Ivanhoe	1	Apartment	\$379,000	14 Mar 2025
 14/1 Westley Av Ivanhoe	1	Flat/Unit/Apartment	\$445,000	13 Mar 2025
 42A Jellicoe St Ivanhoe	4	Flat/Unit/Apartment	\$990,000	13 Mar 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Royal Ct Ivanhoe	2	House	\$1,380,000	11 Mar 2025
 7/58 Myrtle St Ivanhoe	2	Strata Flat - Single OYO Flat	\$469,000	08 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
 2/91 St Elmo Rd Ivanhoe	3	Townhouse	\$1,320,000	06 Mar 2025
 120b Green St Ivanhoe	3	Townhouse	\$930,000	06 Mar 2025
 39 Beatty St Ivanhoe	4	House	\$2,225,000	04 Mar 2025
 7 Mabel St Ivanhoe	3	House	\$1,422,500	04 Mar 2025
 8/147 Marshall St Ivanhoe	2	Apartment	\$715,000	04 Mar 2025
 3/17 Linden Av Ivanhoe	4	Townhouse	\$1,030,000	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



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 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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