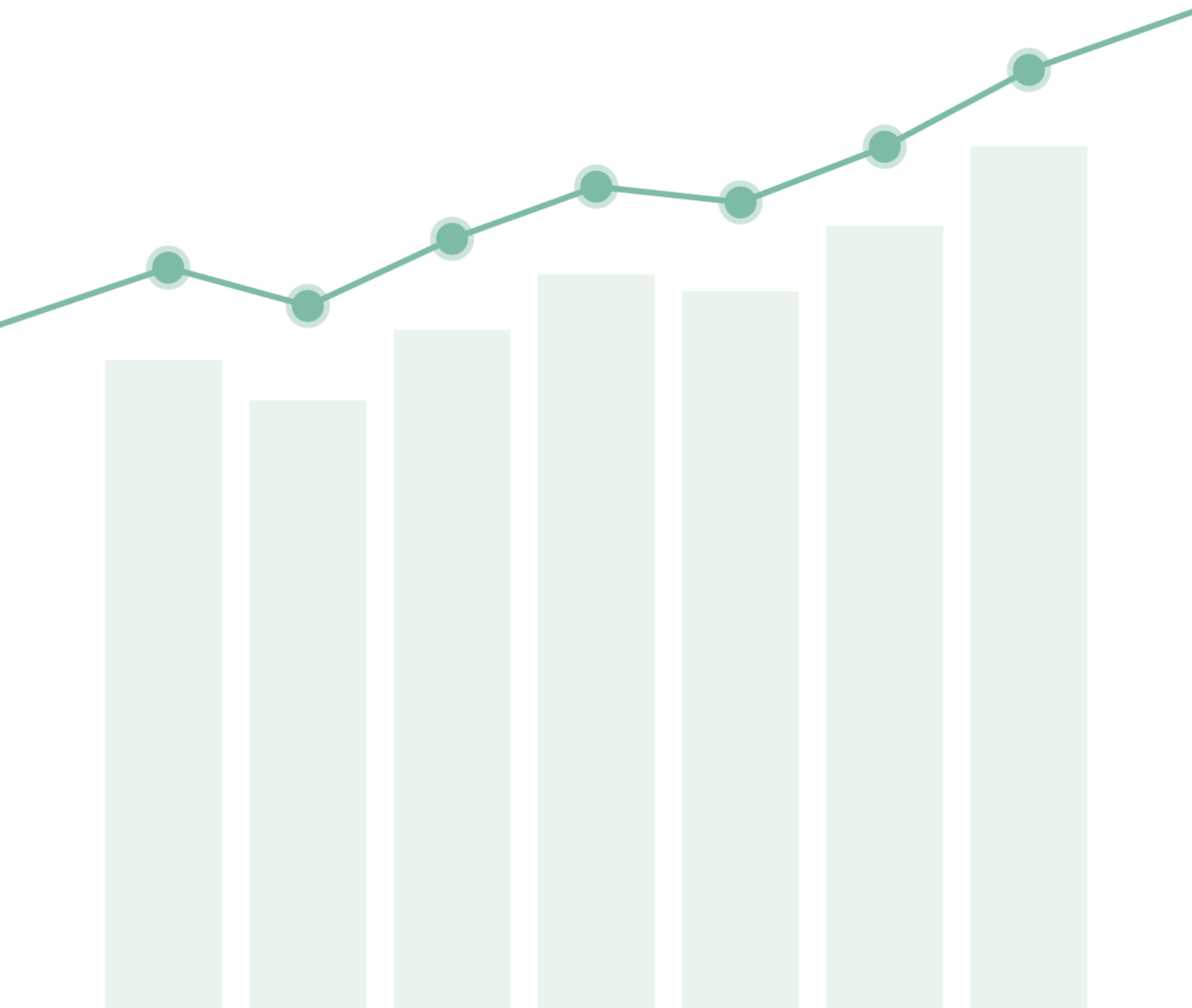


JellisCraig

AVONDALE HEIGHTS

Suburb Report

Know your neighbourhood.



AVONDALE HEIGHTS SUBURB REPORT

Median House Price*

Median

\$985k

Quarterly Price Change

0.51% ↑

Median Unit Price*

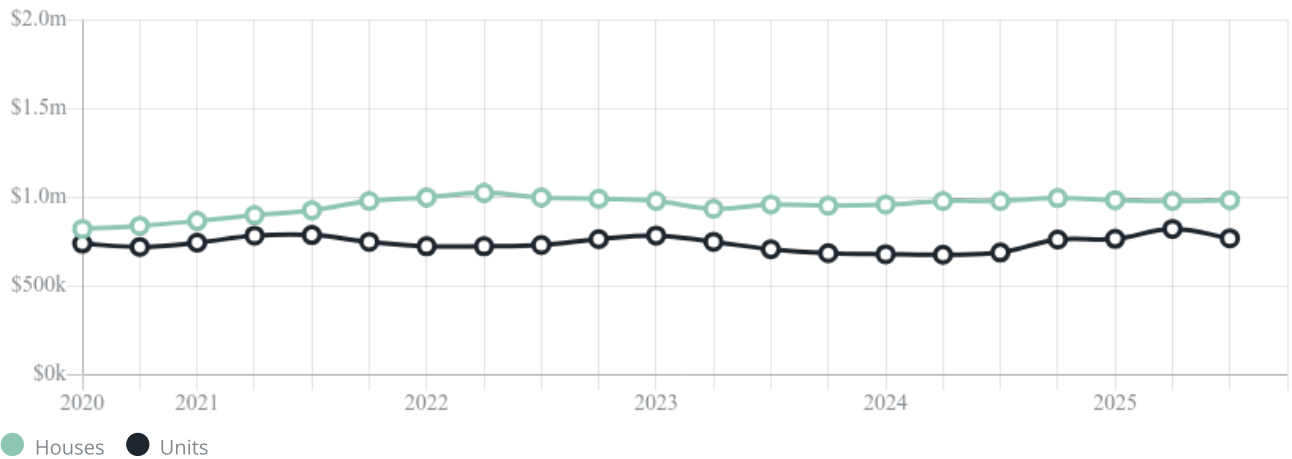
Median

\$770k

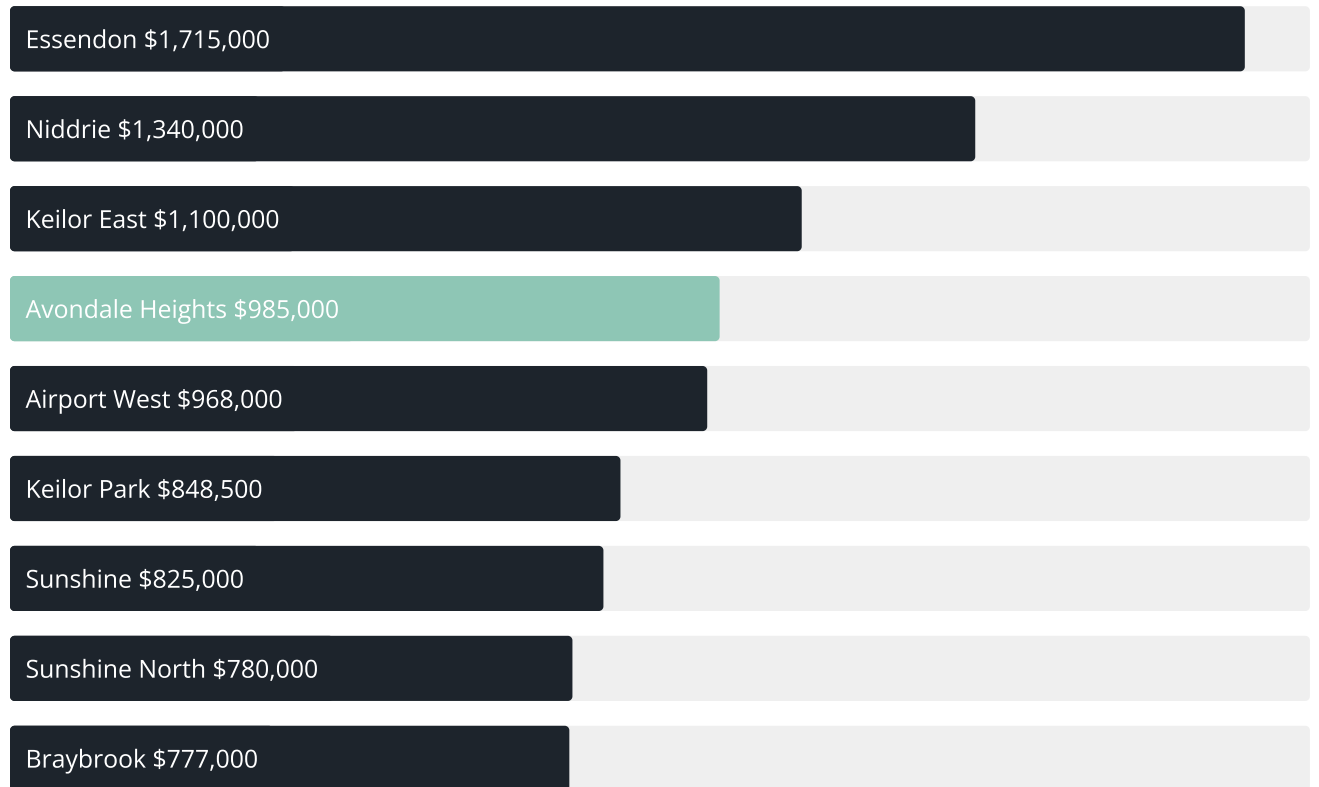
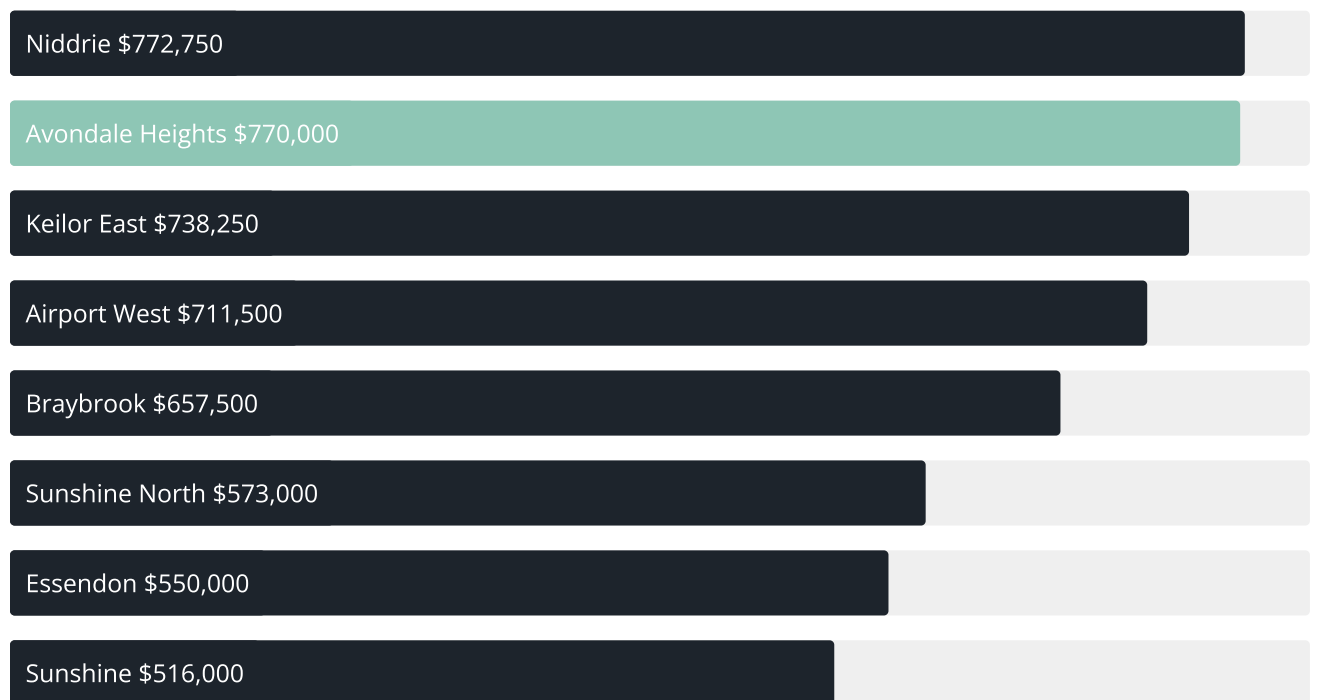
Quarterly Price Change

-6.38% ↓

Quarterly Price Change*



AVONDALE HEIGHTS SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

AVONDALE HEIGHTS SUBURB REPORT

Sale Method*



● Auction 83%
● Private 18%

Auction Clearance Rate*

84.85%

Median Days on Market^

26 days

Average Hold Period*

9.4 years

Dwelling Type^



● Houses 77% ● Units 23%

Ownership^



● Owned Outright 51% ● Mortgaged 31% ● Rented 18%

Population^

12,388

Median Asking Rent per week*

\$580

Population Growth^

6.49%

Rental Yield*

2.86%

Median Age^

45 years

Median Household Size^

2.6 people

AVONDALE HEIGHTS SUBURB REPORT

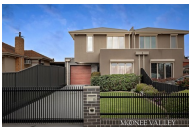
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 42 San Remo Dr Avondale Heights	4	House	\$1,171,000	29 Nov 2025
 21 Rim Cross Dr Avondale Heights	3	House	\$986,000	29 Nov 2025
 20 Herbert St Avondale Heights	3	House	\$1,085,000	26 Nov 2025
 1/42 Orleans Rd AVONDALE HEIGHTS	3	Townhouse	\$880,000	26 Nov 2025
 38 Bordeaux St Avondale Heights	3	House	\$1,125,000	22 Nov 2025
 20a Hanley St Avondale Heights	3	House	\$865,000	21 Nov 2025
 223 Military Rd Avondale Heights	4	House	\$1,088,000	18 Nov 2025
 12 Glamis Dr Avondale Heights	3	House	\$926,000	15 Nov 2025
 32 Riviera Rd Avondale Heights	3	House	\$1,160,000	15 Nov 2025
 4b Glenside St Avondale Heights	3	Townhouse	\$885,000	08 Nov 2025

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Brentwood Dr Avondale Heights	3	House	\$915,000	07 Nov 2025
 2/17 Robson Av Avondale Heights	2	Townhouse	\$649,000	05 Nov 2025
 45 South Gateway Avondale Heights	4	Townhouse	\$1,325,000	28 Oct 2025
 3 Macey Av Avondale Heights	4	Townhouse	\$1,230,000	27 Oct 2025
 26 Medfield Av Avondale Heights	3	House	\$990,000	25 Oct 2025
 3 Riverview St Avondale Heights	3	House	\$1,191,000	25 Oct 2025
 2 Barbara Cr Avondale Heights	4	House	\$1,265,000	23 Oct 2025
 2/21 Riviera Rd Avondale Heights	3	Townhouse	\$860,000	22 Oct 2025
 48 Alexander St Avondale Heights	2	Townhouse	\$677,000	18 Oct 2025
 4 Cresswold Av Avondale Heights	3	House	\$1,205,000	18 Oct 2025

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 39 Glencara St Avondale Heights	4	House	\$1,015,000	18 Oct 2025
 2/16 Glenview Ct Avondale Heights	4	House	\$960,000	15 Oct 2025
 22b Charmaine Av Avondale Heights	3	Townhouse	\$739,000	15 Oct 2025
 4a Glenside St Avondale Heights	3	Townhouse	\$871,000	11 Oct 2025
 3/3-5 Nelson Ct Avondale Heights	2	Unit	\$590,500	11 Oct 2025
 8a Brown St Avondale Heights	4	Townhouse	\$1,160,000	08 Oct 2025
 44 Doyle St Avondale Heights	4	House	\$1,380,000	08 Oct 2025
 195 Canning St Avondale Heights	3	House	\$920,000	05 Oct 2025
 5 Windsor Dr Avondale Heights	4	House	\$1,350,000	03 Oct 2025
 22 Skewes St Avondale Heights	4	Townhouse	\$1,300,000	02 Oct 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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