



Avondale Heights

# Suburb Report



Your connection to property insights



**JellisCraig**

AVONDALE HEIGHTS SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.02m

Quarterly price change

1.95% ↑

Median unit price<sup>1</sup>

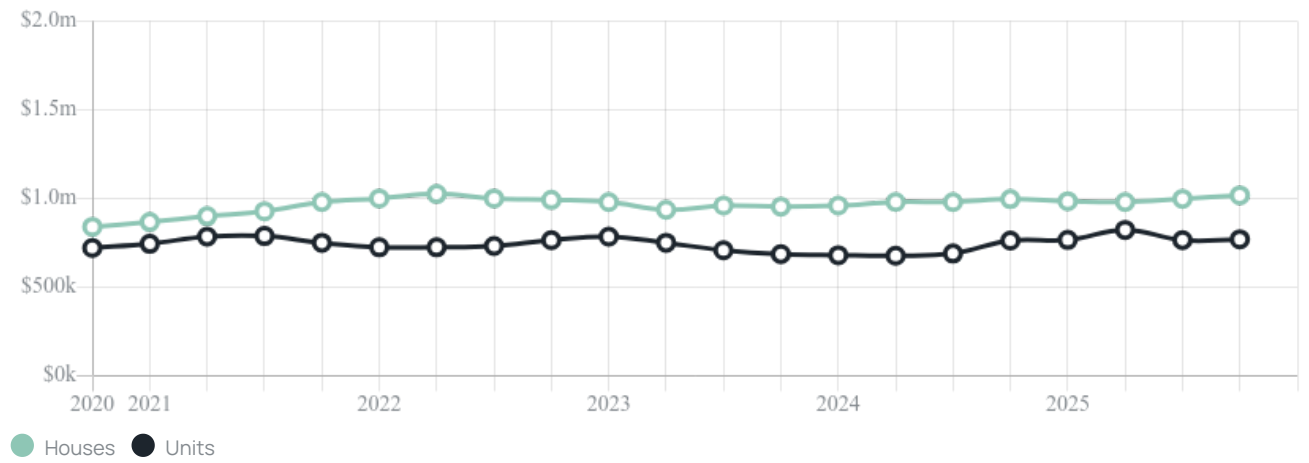
Median

\$770k

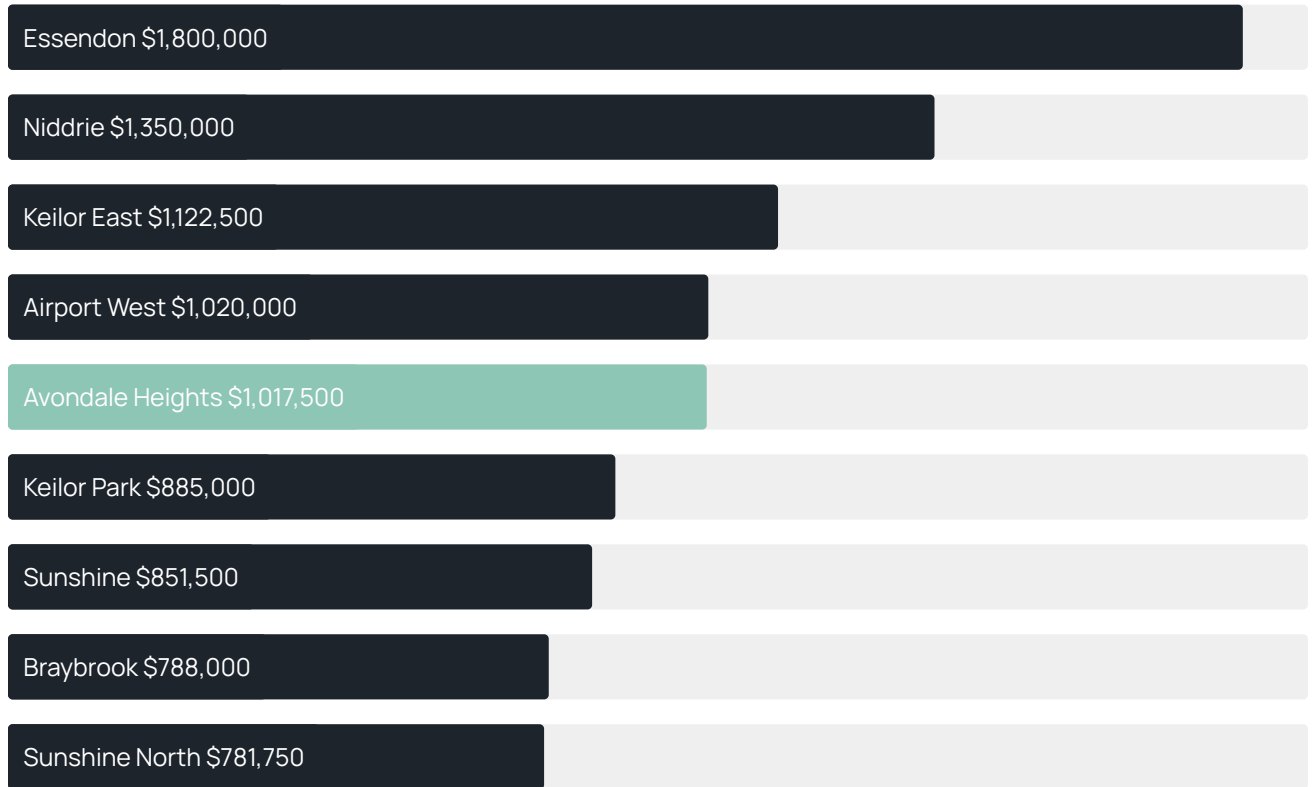
Quarterly price change

0.65% ↑

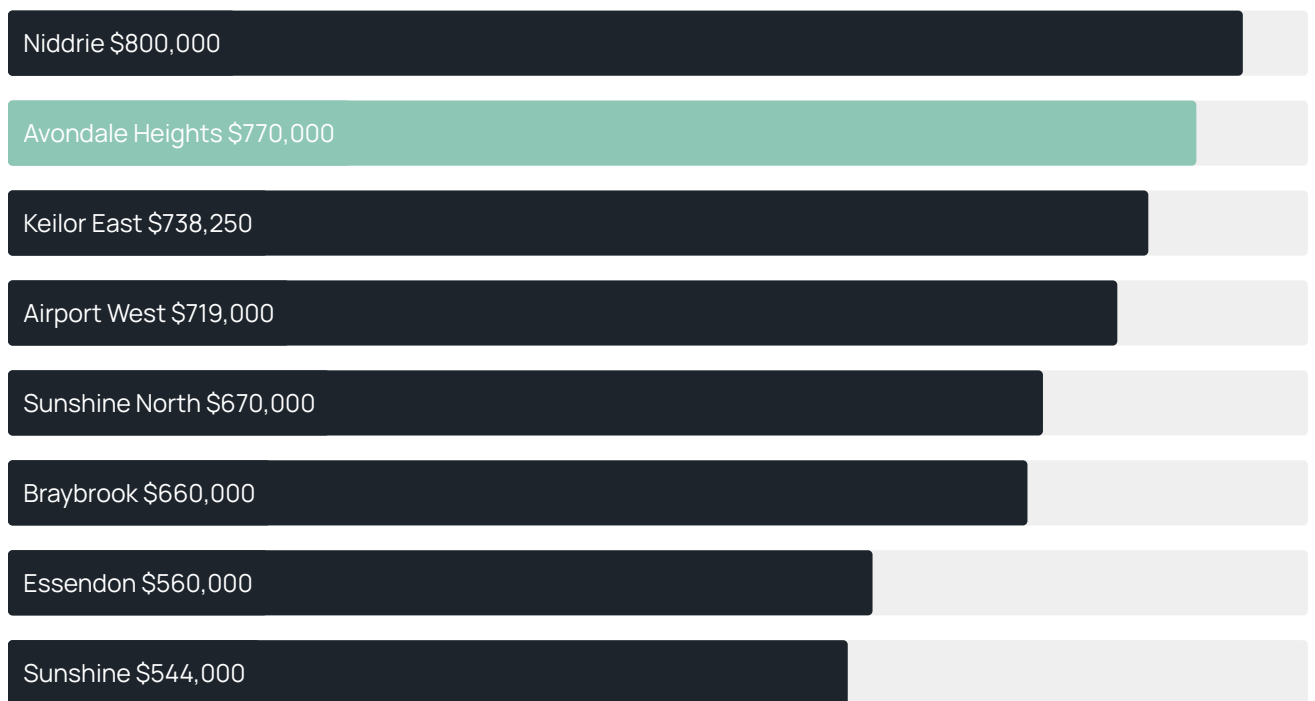
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 95%
- Private 5%

Auction clearance rate<sup>3</sup>

70.27%

Median days on market<sup>3</sup>

29 days

Average hold period<sup>1</sup>

9.4 years

Dwelling type<sup>5</sup>



- Houses 77%
- Units 23%

Ownership<sup>5</sup>



- Owned outright 51%
- Mortgaged 31%
- Rented 18%

Population<sup>5</sup>

12,388

Median asking rent<sup>1</sup>

\$580 per week

Population growth<sup>5</sup>

6.49%

Rental yield<sup>1</sup>

2.86%

Median age<sup>5</sup>

45 years











Median household size<sup>5</sup>

2.6 people











AVONDALE HEIGHTS SUBURB REPORT

## Recent Avondale Heights sales




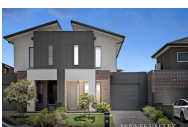



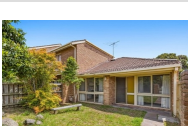
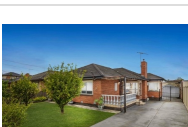
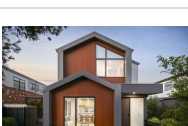
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 1/11 Riverside Av Avondale Heights	3	Townhouse	\$855,000	28 Mar 2026
 1/1 Riverview St Avondale Heights	4	Townhouse	\$905,000	25 Mar 2026
 74 Thompson St Avondale Heights	4	House	\$1,115,000	21 Mar 2026
 18 Riverview St Avondale Heights	4	House	\$1,415,000	21 Mar 2026
 2/6 Nelson Ct AVONDALE HEIGHTS	2	Townhouse	\$710,000	16 Mar 2026
 48 Templewood Cr Avondale Heights	4	House	\$1,465,000	14 Mar 2026
 40 Westminster Dr Avondale Heights	3	House	\$847,500	28 Feb 2026
 14 Holden Av Avondale Heights	3	House	\$828,000	28 Feb 2026
 18a Lake St Avondale Heights	4	Townhouse	\$1,400,000	24 Feb 2026
 12a Westminster Dr Avondale Heights	3	House	\$1,150,000	21 Feb 2026

## AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 25 Chaumont Dr Avondale Heights	4	House	\$1,150,000	21 Feb 2026
 58 Orleans Rd Avondale Heights	3	House	\$1,276,000	21 Feb 2026
 11 Skewes St Avondale Heights	3	House	\$1,005,000	21 Feb 2026
 312 Milleara Rd Avondale Heights	3	House	\$930,000	20 Feb 2026
 25 McKenna St Avondale Heights	3	Townhouse	\$910,000	20 Feb 2026
 29 Bordeaux St Avondale Heights	4	House	\$910,000	14 Feb 2026
 12 Gaetana St Avondale Heights	3	House	\$888,000	11 Feb 2026
 40 Windsor Dr Avondale Heights	5	House	\$1,600,000	10 Feb 2026
 32 Clarendon St Avondale Heights	4	Townhouse	\$888,000	05 Feb 2026
 41 Medfield Av Avondale Heights	4	Townhouse	\$1,270,000	04 Feb 2026

## AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 23 Robson Av Avondale Heights	3	House	\$1,070,000	04 Feb 2026
 3b White St Avondale Heights	4	House	\$1,390,000	28 Jan 2026
 34 Deutscher St Avondale Heights	4	House	\$1,235,000	27 Jan 2026
 19 Riverview St Avondale Heights	4	Townhouse	\$1,025,000	17 Jan 2026
 8 Westminster Dr Avondale Heights	5	House	\$1,275,000	17 Jan 2026
 1 Weyburn Pl Avondale Heights	4	House	\$1,800,000	03 Jan 2026
 32 Doyle St Avondale Heights	4	House	\$1,600,000	02 Jan 2026
 1/10 Templewood Cr Avondale Heights	2	Unit	\$515,000	30 Dec 2025
 166 Military Rd Avondale Heights	3	House	\$900,000	22 Dec 2025
 1/8 Riverside Av Avondale Heights	3	Townhouse	\$900,000	22 Dec 2025



**Jellis Craig Moonee Valley**  
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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