



Avondale Heights

Suburb Report



Your connection to property insights



JellisCraig

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1.10m

Quarterly price change

6.79% ↑

Median unit price¹

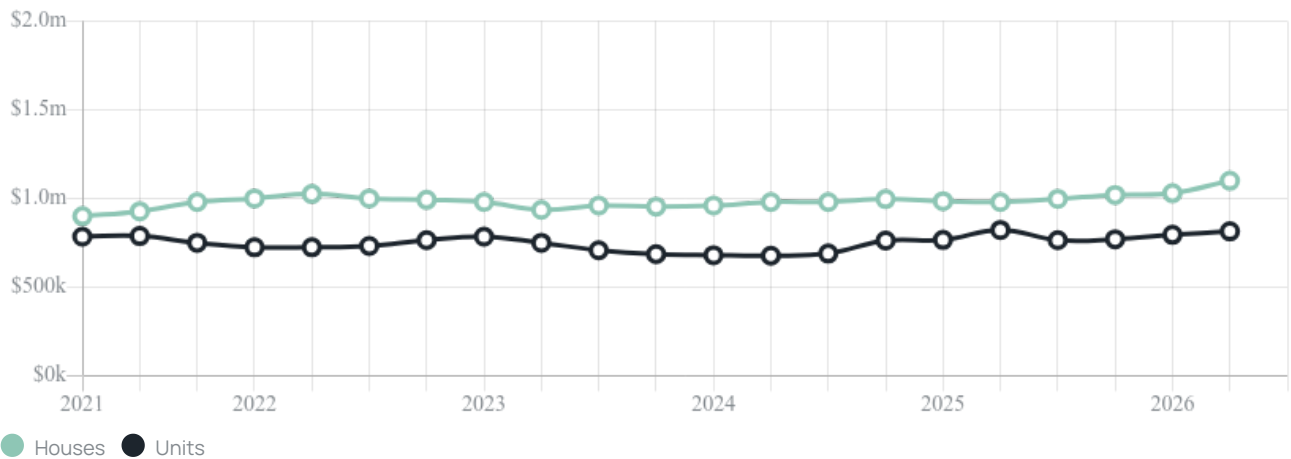
Median

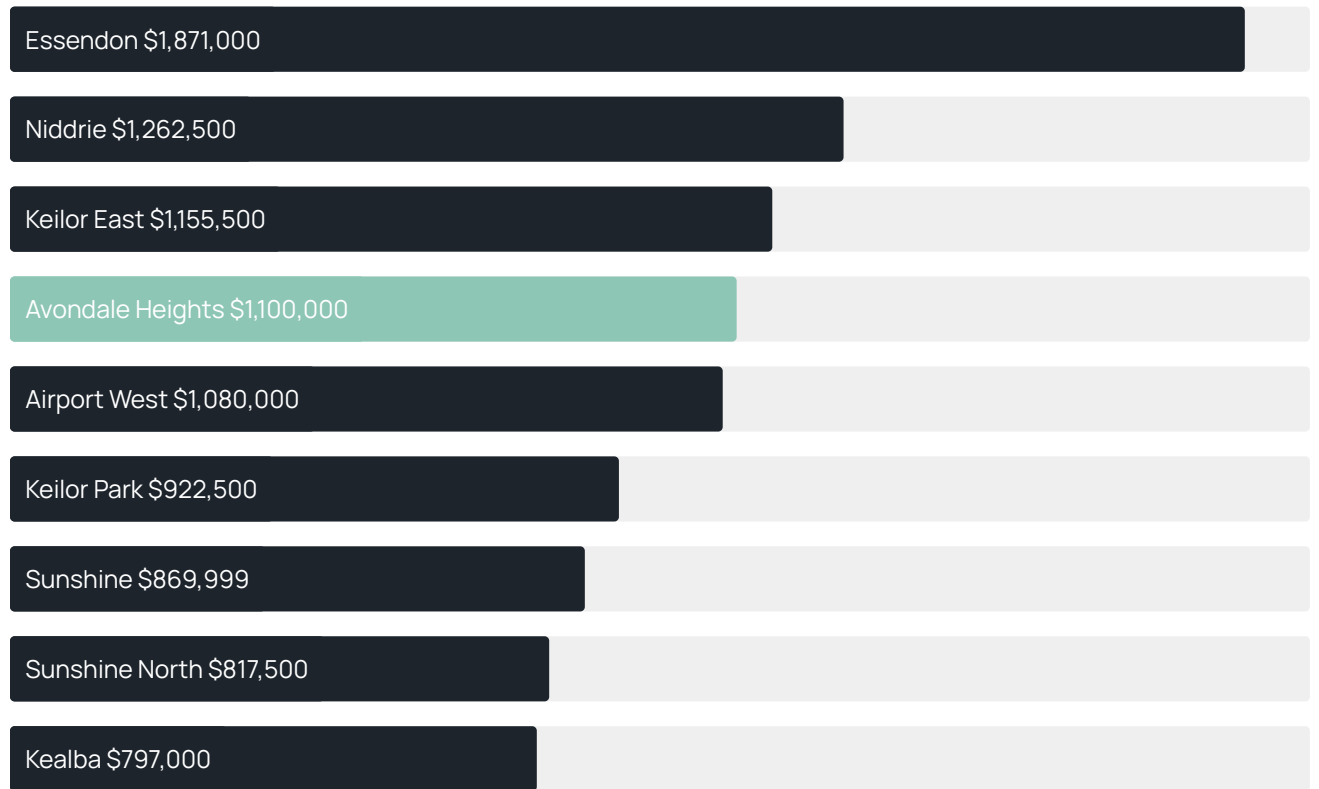
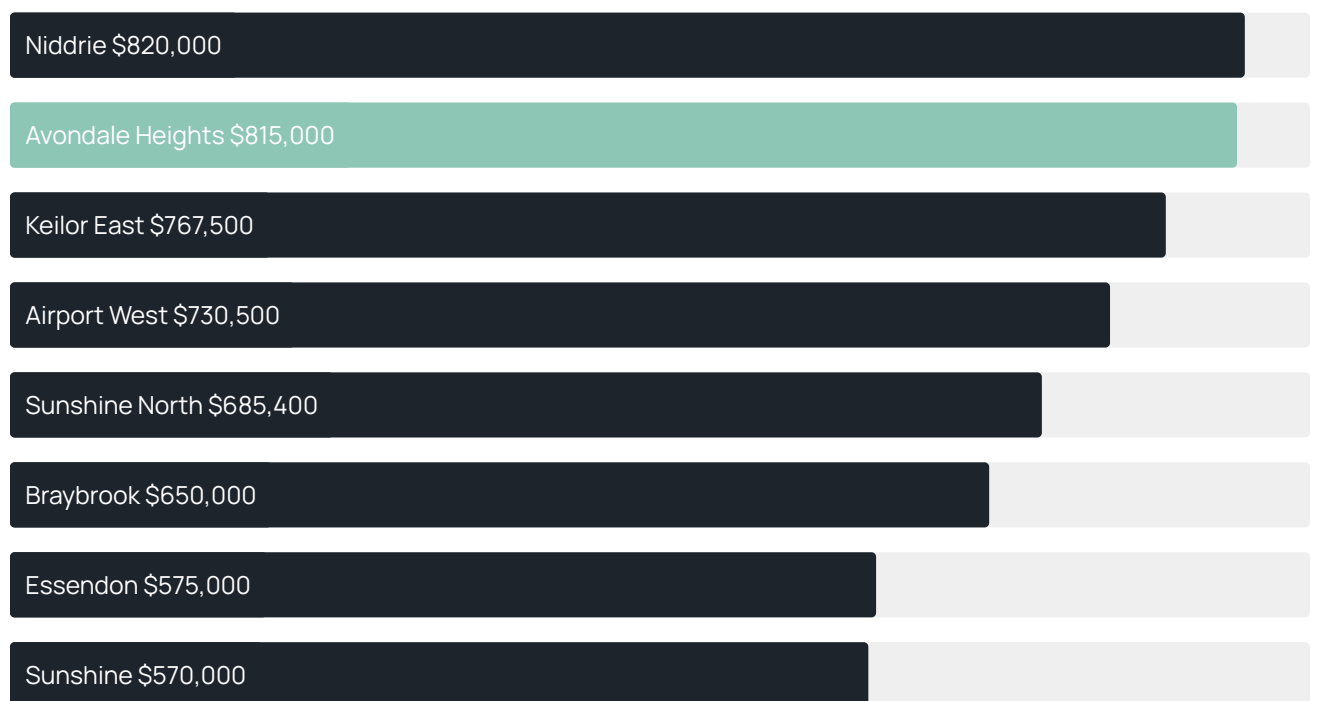
\$815k

Quarterly price change

2.51% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 69%
● Private 31%

Auction clearance rate³

88.89%Median days on market³

32 daysAverage hold period¹

9.4 yearsDwelling type⁵

● Houses 77% ● Units 23%

Ownership⁵

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

Population⁵

12,388Median asking rent¹

\$570 per weekPopulation growth⁵

6.49%Rental yield¹

2.86%Median age⁵

45 yearsMedian household size⁵

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

Address	Bedrooms	Type	Price	Sold
 3/88 Canning St Avondale Heights	2	Unit	\$670,000	29 Jul 2026
 29 Brentwood Dr Avondale Heights	4	House	\$1,350,000	28 Jul 2026
 12 Laura Gr Avondale Heights	3	House	\$860,000	27 Jul 2026
 24 Towe St Avondale Heights	3	House	\$837,000	25 Jul 2026
 14 Arcade Way Avondale Heights	4	House	\$1,355,000	25 Jul 2026
 58 Hanley St Avondale Heights	3	House	\$1,000,000	16 Jul 2026
 4 St Raphael St Avondale Heights	3	House	\$905,000	16 Jul 2026
 16 Oakley Dr Avondale Heights	4	House	\$1,415,000	11 Jul 2026
 42 Mountain View Av Avondale Heights	3	House	\$855,000	04 Jul 2026
 20 Riviera Rd Avondale Heights	3	House	\$1,112,000	04 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 3/8 Military Rd Avondale Heights	2	House	\$665,000	03 Jul 2026
 42 Thompson St Avondale Heights	5	House	\$2,035,000	27 Jun 2026
 4 Aldea Cr Avondale Heights	2	Townhouse	\$642,000	20 Jun 2026
 2 Tyrone Ct Avondale Heights	5	House	\$1,400,000	19 Jun 2026
 19 Duke St Avondale Heights	3	House	\$920,000	13 Jun 2026
 2/31 Riviera Rd Avondale Heights	3	Unit	\$715,000	30 May 2026
 10 Drake Ct Avondale Heights	3	House	\$730,000	28 May 2026
 6a Langham St Avondale Heights	4	House	\$1,180,000	27 May 2026
 157 Canning St AVONDALE HEIGHTS	4	House	\$1,115,000	24 May 2026
 4 Riverside Av Avondale Heights	2	House	\$1,080,000	23 May 2026

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Address	Bedrooms	Type	Price	Sold
 1/21 Riviera Rd Avondale Heights	3	Townhouse	\$850,000	23 May 2026
 1a Lancaster Av Avondale Heights	2	House	\$780,000	23 May 2026
 5/77 Canning St Avondale Heights	2	Unit	\$422,500	18 May 2026
 37 St Raphael St Avondale Heights	3	House	\$945,000	16 May 2026
 6 White St Avondale Heights	4	Townhouse	\$1,110,000	16 May 2026
 31a Duke St Avondale Heights	4	House	\$1,130,000	14 May 2026
 4/26 Riverview St Avondale Heights	3	Townhouse	\$880,000	13 May 2026
 11 Macey Av Avondale Heights	3	House	\$855,500	12 May 2026
 14 Dumas Av Avondale Heights	3	House	\$915,000	09 May 2026
 20 Duke St Avondale Heights	4	House	\$1,158,000	09 May 2026



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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.

Data is current as of PDF generation date 01/08/2026

- 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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