



Avondale Heights Suburb Report

Your connection to property insights



JellisCraig

Property Prices

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹

Median
\$1.02m

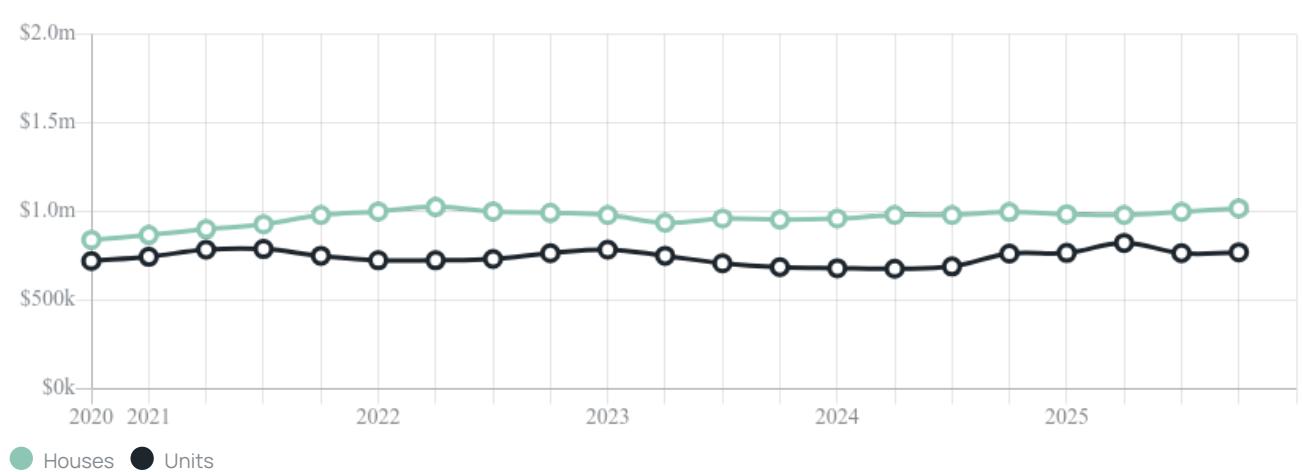
Quarterly price change
1.95% 

Median unit price¹

Median
\$770k

Quarterly price change
0.65% 

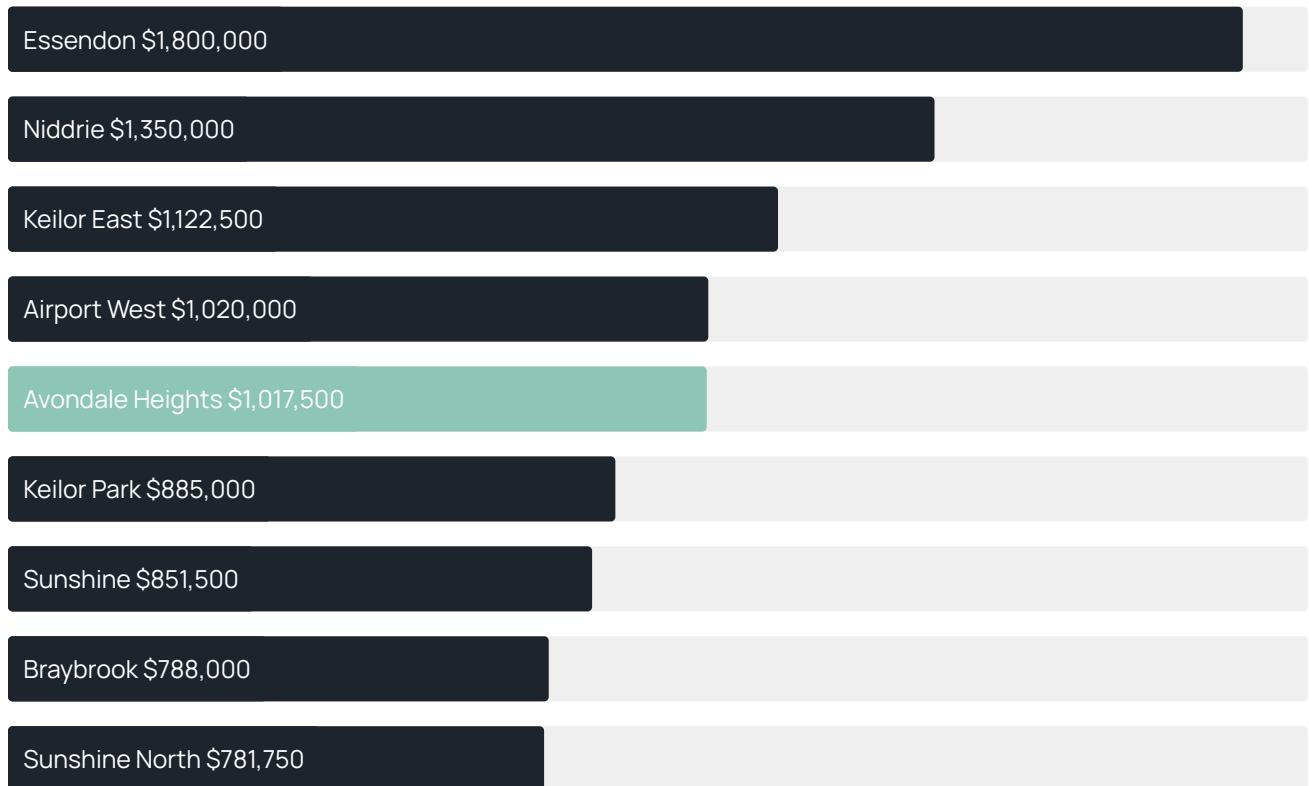
Quarterly price change¹



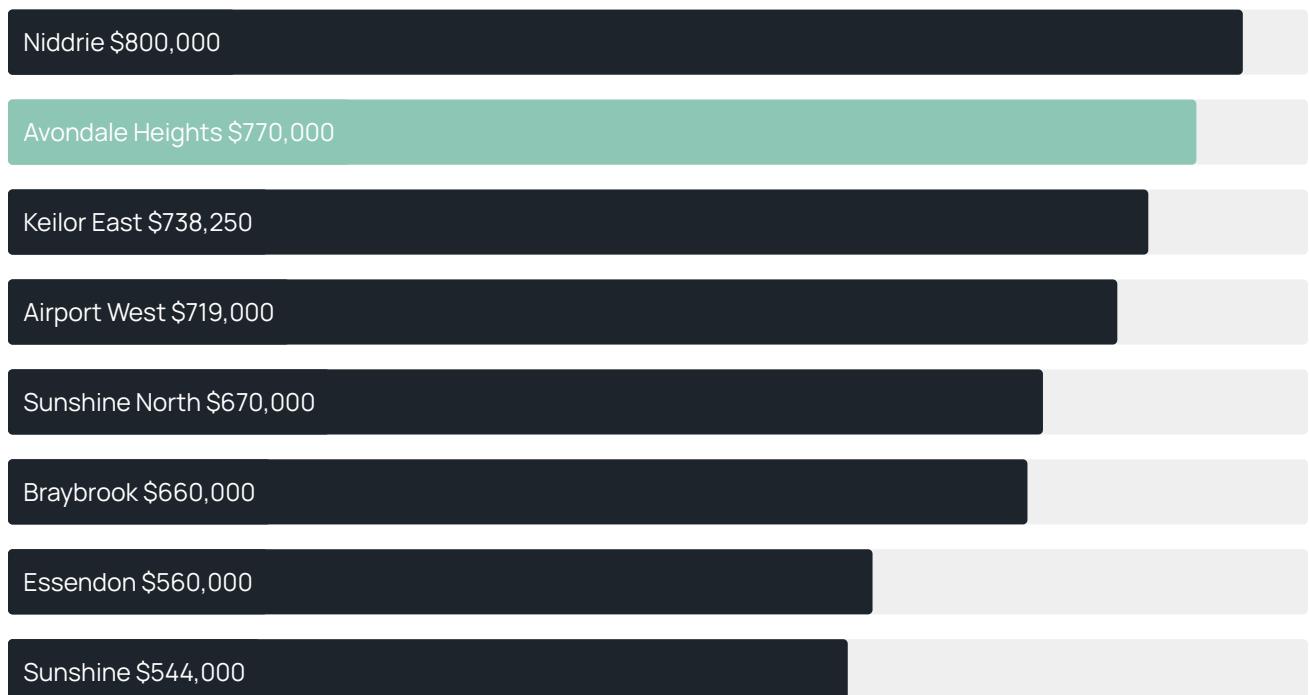
Surrounding Suburbs

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

AVONDALE HEIGHTS SUBURB REPORT

Sale method²



Auction clearance rate³

90.24%

Median days on market³

29 days

Average hold period¹

9.4 years

Insights

Dwelling type⁵



Population⁵

12,388

Ownership⁵



Median asking rent¹

\$580 per week

Population growth⁵

6.49%

Rental yield¹

2.86%

Median age⁵

45 years

Median 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
 19 Riverview St Avondale Heights	4	Townhouse	\$1,025,000	21 Jan 2026
 62 Wood St Avondale Heights	3	Unit	\$690,000	20 Jan 2026
 1 Weyburn Pl Avondale Heights	4	House	\$1,800,000	03 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
 28 Riverview St Avondale Heights	3	House	\$1,625,000	22 Dec 2025
 12 Deutscher St Avondale Heights	3	House	\$1,011,500	20 Dec 2025
 7a St Agnes Ct Avondale Heights	3	House	\$645,000	17 Dec 2025
 5 Chantilly Av Avondale Heights	3	House	\$935,000	16 Dec 2025
 54 Hanley St Avondale Heights	3	House	\$1,026,000	16 Dec 2025

Sold Properties

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1a Westminster Dr Avondale Heights	3	House	\$790,000	15 Dec 2025
 3 Glenview Ct Avondale Heights	4	House	\$1,396,000	13 Dec 2025
 11 Sydney St Avondale Heights	3	House	\$890,000	08 Dec 2025
 105 Templewood Cr Avondale Heights	5	House	\$1,873,000	06 Dec 2025
 66 Thompson St Avondale Heights	3	House	\$921,000	06 Dec 2025
 31 Glencara St Avondale Heights	3	House	\$960,000	06 Dec 2025
 55 Riviera Rd Avondale Heights	4	House	\$1,662,000	06 Dec 2025
 13 Westminster Dr Avondale Heights	5	House	\$1,070,000	06 Dec 2025
 11 Holden Av Avondale Heights	3	House	\$745,000	02 Dec 2025
 52 Military Rd Avondale Heights	2	Townhouse	\$611,600	29 Nov 2025

Sold Properties

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Rim Cross Dr Avondale Heights	3	House	\$986,000	29 Nov 2025
 8 Capri Cr Avondale Heights	5	House	\$1,271,250	29 Nov 2025
 42 San Remo Dr Avondale Heights	4	House	\$1,171,000	29 Nov 2025
 41a Medfield Av Avondale Heights	4	House	\$1,290,000	26 Nov 2025
 1/42 Orleans Rd AVONDALE HEIGHTS	3	Townhouse	\$880,000	26 Nov 2025
 2/83 North Rd Avondale Heights	3	House	\$750,000	24 Nov 2025
 21 Doyle St Avondale Heights	5	House	\$1,800,000	24 Nov 2025
 25 Willow Dr Avondale Heights	3	House	\$950,000	22 Nov 2025
 38 Bordeaux St Avondale Heights	3	House	\$1,125,000	22 Nov 2025
 20 Herbert St Avondale Heights	3	House	\$1,085,000	21 Nov 2025



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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 01/02/2026

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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