



Avondale Heights

Suburb Report



Your connection to property insights



JellisCraig

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1.02m

Quarterly price change

1.95% ↑

Median unit price¹

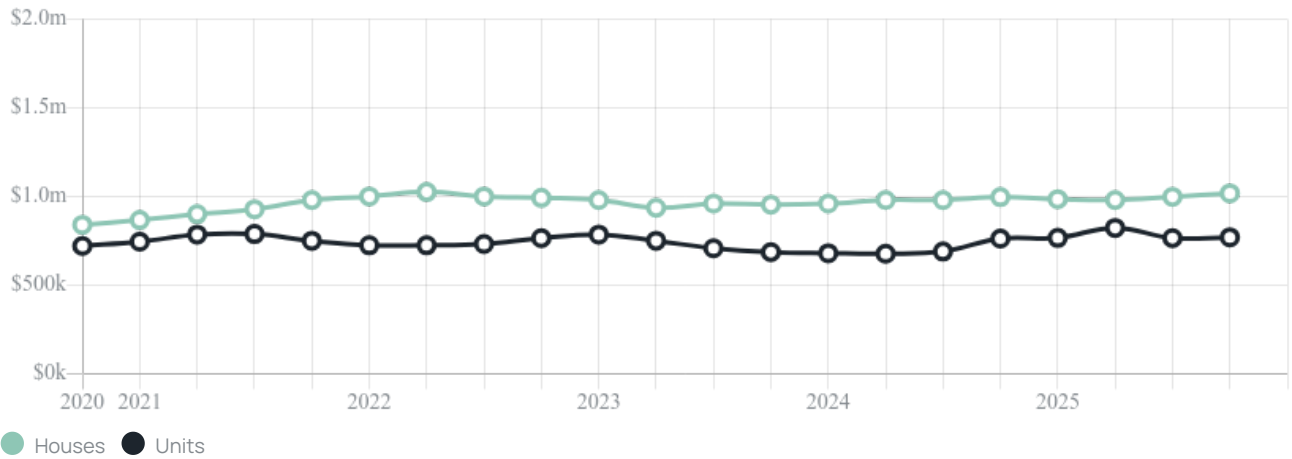
Median

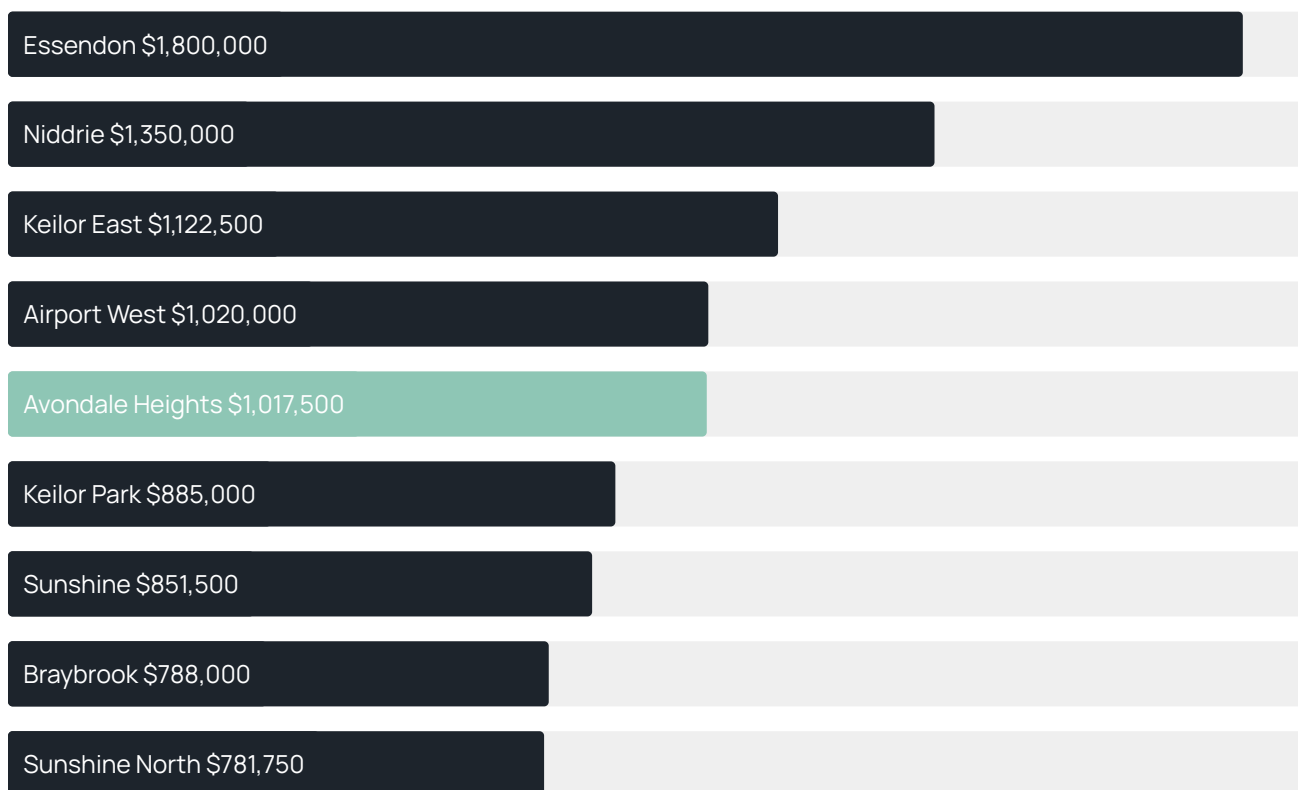
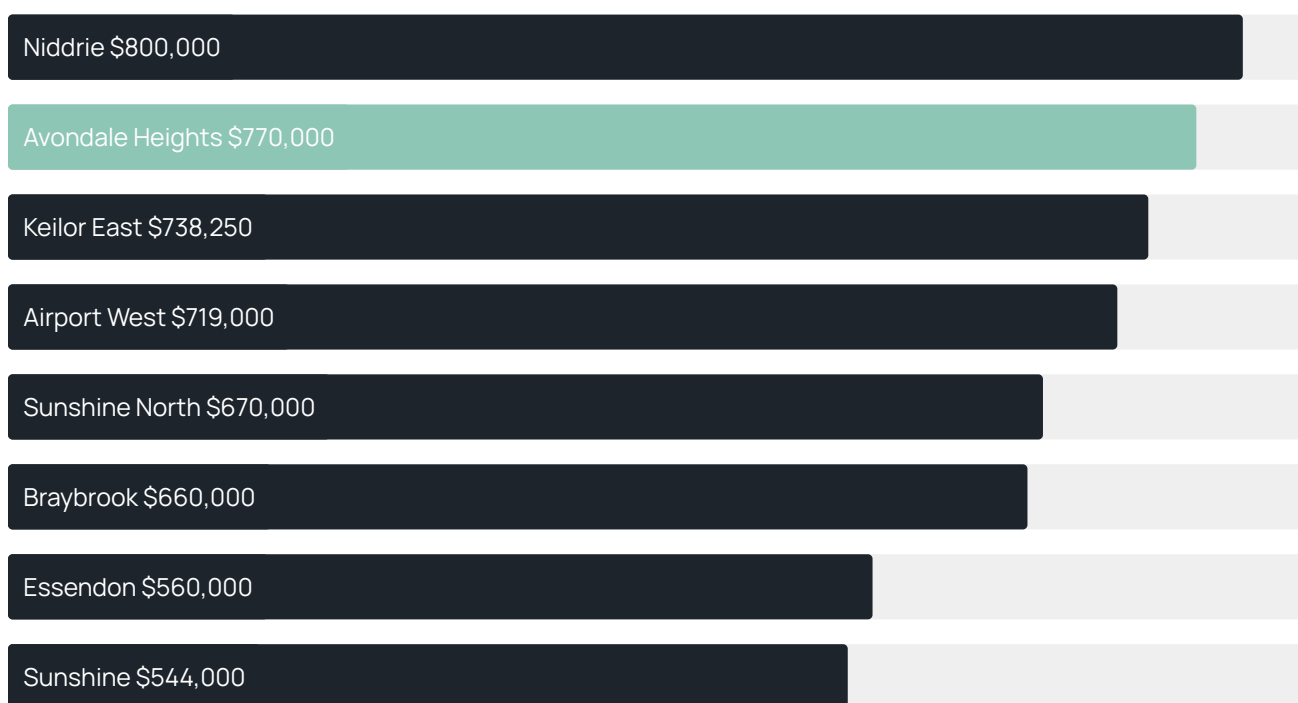
\$770k

Quarterly price change

0.65% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²

● Auction 74%
● Private 26%

Auction clearance rate³

88.89%

Median days on market³

27 days

Average hold period¹

9.4 years

Dwelling type⁵

● Houses 77% ● Units 23%

Ownership⁵

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

Population⁵

12,388

Median asking rent¹

\$580 per week

Population growth⁵

6.49%

Rental yield¹

2.86%

Median age⁵

45 years







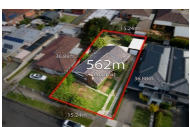



Median household size⁵

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
 32 Doyle St Avondale Heights	4	House	\$1,600,000	07 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
 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

AVONDALE HEIGHTS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 11 Holden Av Avondale Heights	3	House	\$745,000	02 Dec 2025
 42 San Remo Dr Avondale Heights	4	House	\$1,171,000	29 Nov 2025
 52 Military Rd Avondale Heights	2	Townhouse	\$611,600	29 Nov 2025
 21 Rim Cross Dr Avondale Heights	3	House	\$986,000	29 Nov 2025
 1/42 Orleans Rd AVONDALE HEIGHTS	3	Townhouse	\$880,000	26 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 41a Medfield Av Avondale Heights	4	House	\$1,290,000	26 Nov 2025
 21 Doyle St Avondale Heights	5	House	\$1,800,000	24 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
 20a Hanley St Avondale Heights	3	House	\$865,000	20 Nov 2025
 223 Military Rd Avondale Heights	4	House	\$1,088,000	18 Nov 2025
 32a Doyle St Avondale Heights	4	House	\$1,600,000	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
 6 Riverside Av Avondale Heights	5	House	\$1,400,000	12 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 19/01/2026

- 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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