



Avondale Heights

Suburb Report



Your connection to property insights



JellisCraig

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1.03m

Quarterly price change

0.98% ↑

Median unit price¹

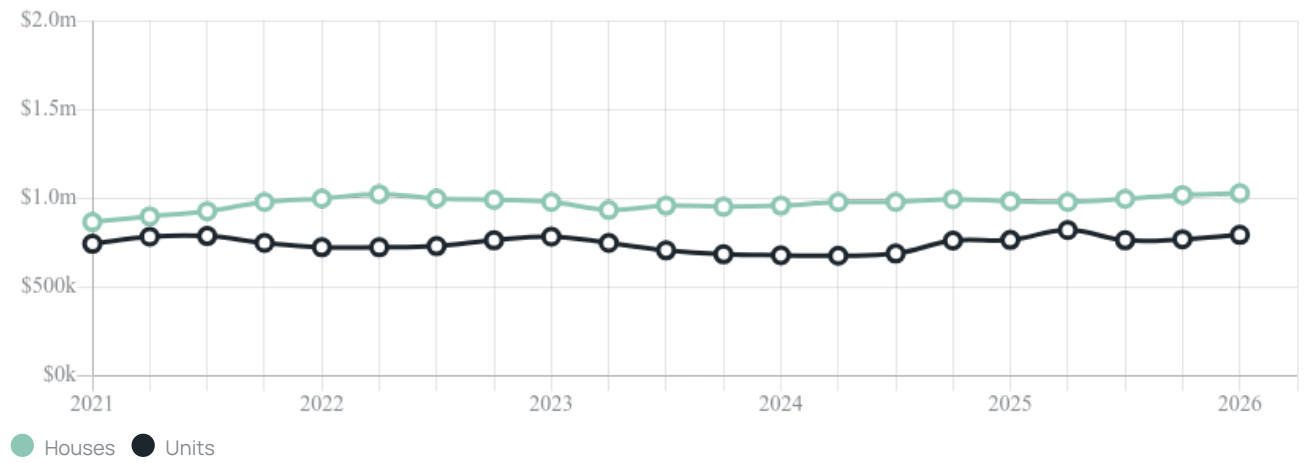
Median

\$795k

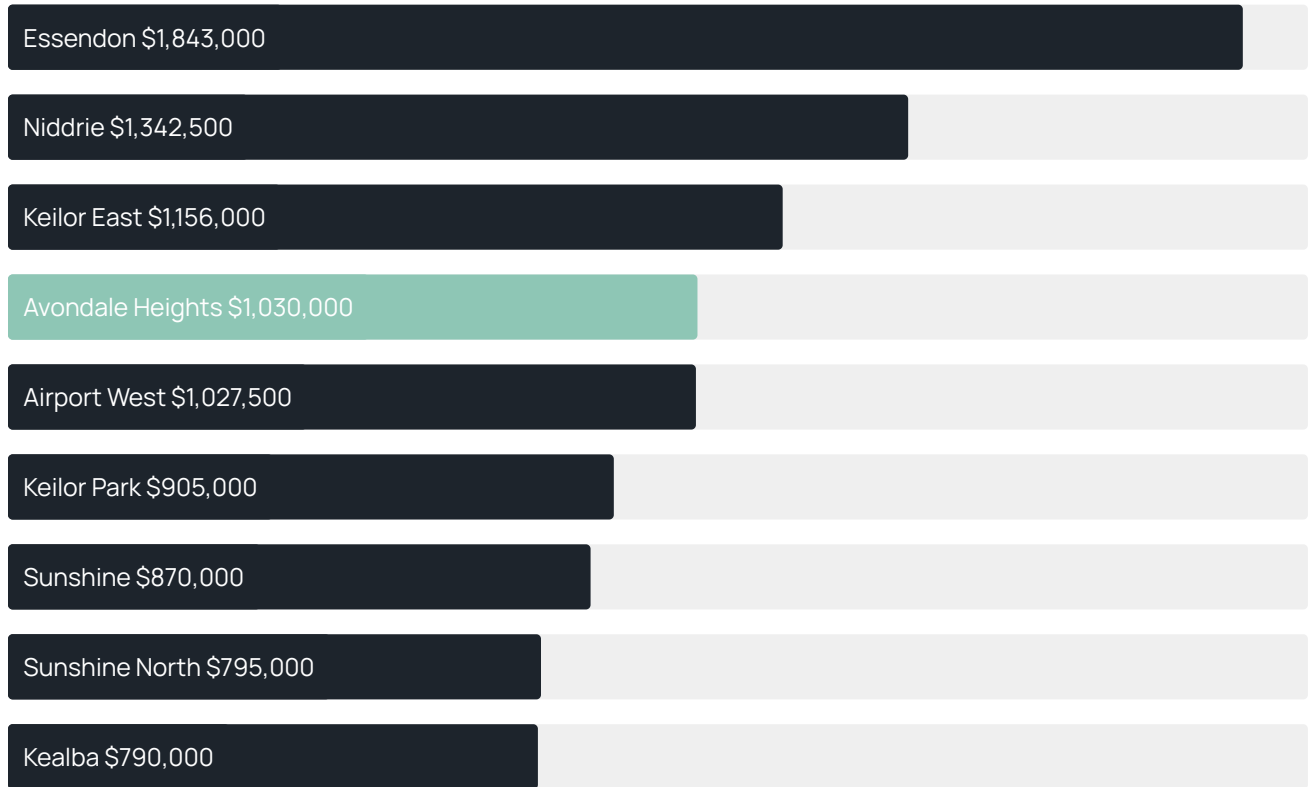
Quarterly price change

3.24% ↑

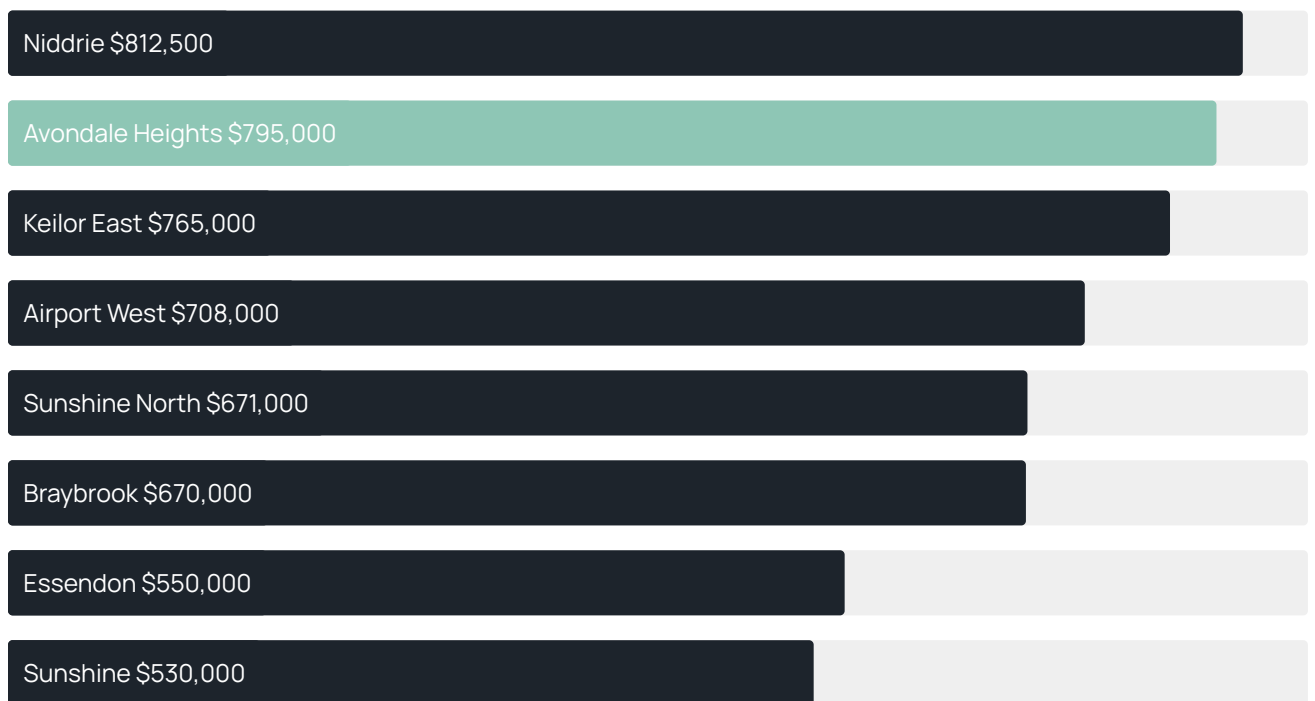
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 84%
- Private 16%

Auction clearance rate³

68.42%

Median days on market³

31 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

\$550 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
 2/31 Riviera Rd Avondale Heights	3	Unit	\$715,000	30 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
 1a Lancaster Av Avondale Heights	2	House	\$780,000	23 May 2026
 1/21 Riviera Rd Avondale Heights	3	Townhouse	\$850,000	23 May 2026
 5/77 Canning St Avondale Heights	2	Unit	\$422,500	18 May 2026
 6 White St Avondale Heights	4	Townhouse	\$1,110,000	16 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

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Address	Bedrooms	Type	Price	Sold
 20 Duke St Avondale Heights	4	House	\$1,158,000	09 May 2026
 14 Dumas Av Avondale Heights	3	House	\$915,000	09 May 2026
 4 Glenside St Avondale Heights	4	Townhouse	\$970,000	07 May 2026
 7 Rickard St Avondale Heights	3	House	\$1,125,000	05 May 2026
 67 Orleans Rd Avondale Heights	4	House	\$1,410,000	02 May 2026
 4 Hanover Ct Avondale Heights	4	House	\$1,720,000	02 May 2026
 58 Rogerson St Avondale Heights	3	House	\$920,000	02 May 2026
 15a Riviera Rd Avondale Heights	3	House	\$915,000	02 May 2026
 62 Ridge Dr Avondale Heights	3	House	\$980,000	24 Apr 2026
 8 Canning St Avondale Heights	3	House	\$985,000	11 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 31 Wood St AVONDALE HEIGHTS	3	House	\$738,000	01 Apr 2026
 38 Macey Av Avondale Heights	4	House	\$1,390,000	29 Mar 2026
 16 Monmouth St Avondale Heights	3	House	\$990,000	28 Mar 2026
 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
 2/52 Montpellier Dr Avondale Heights	3	Unit	\$720,000	21 Mar 2026
 18 Riverview St Avondale Heights	4	House	\$1,415,000	21 Mar 2026
 3/51 Canning St Avondale Heights	4	Townhouse	\$860,000	18 Mar 2026
 2/6 Nelson Ct AVONDALE HEIGHTS	2	Townhouse	\$710,000	16 Mar 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 01/06/2026

- 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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