



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

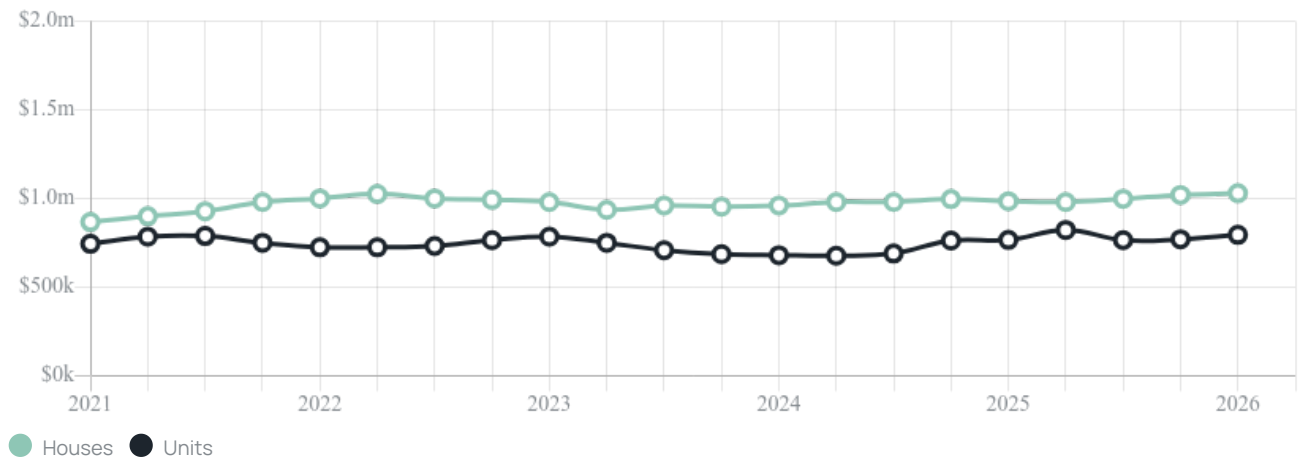
Median

\$795k

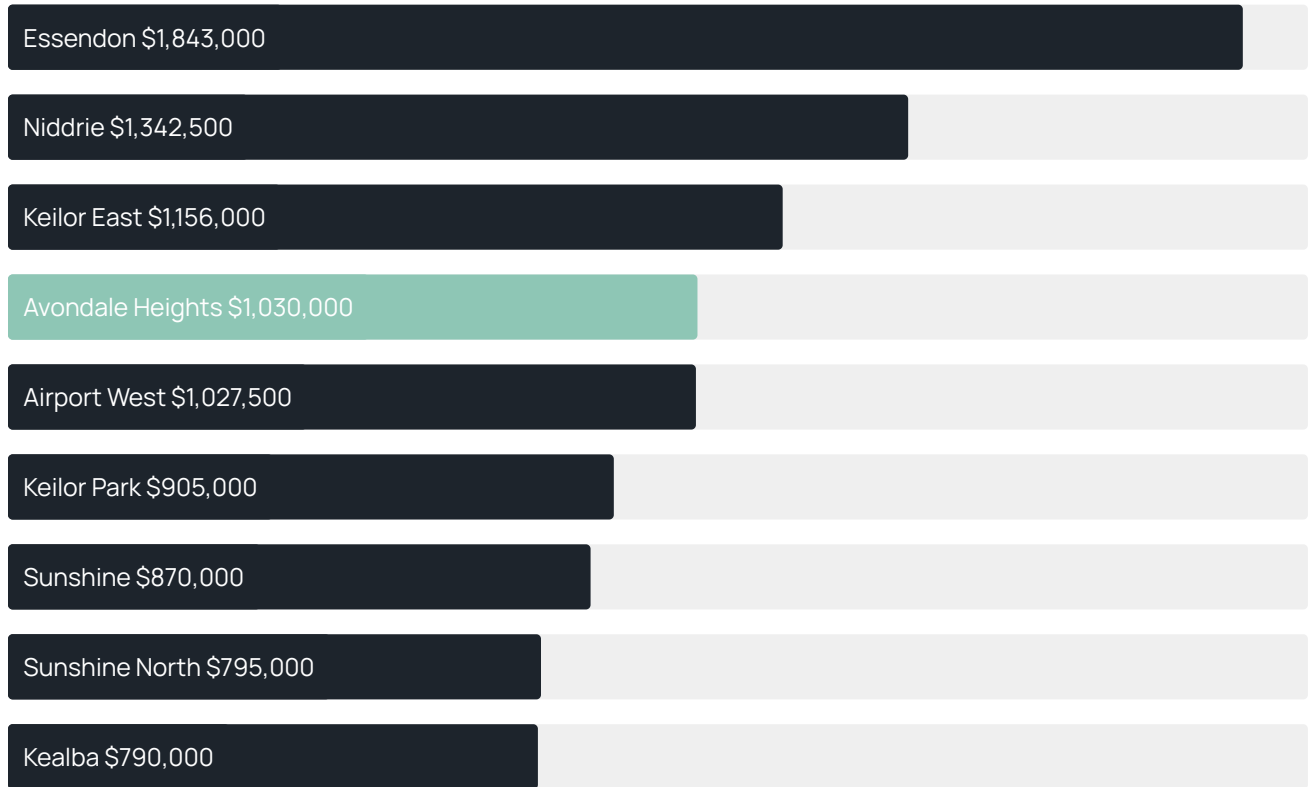
Quarterly price change

3.24% ↑

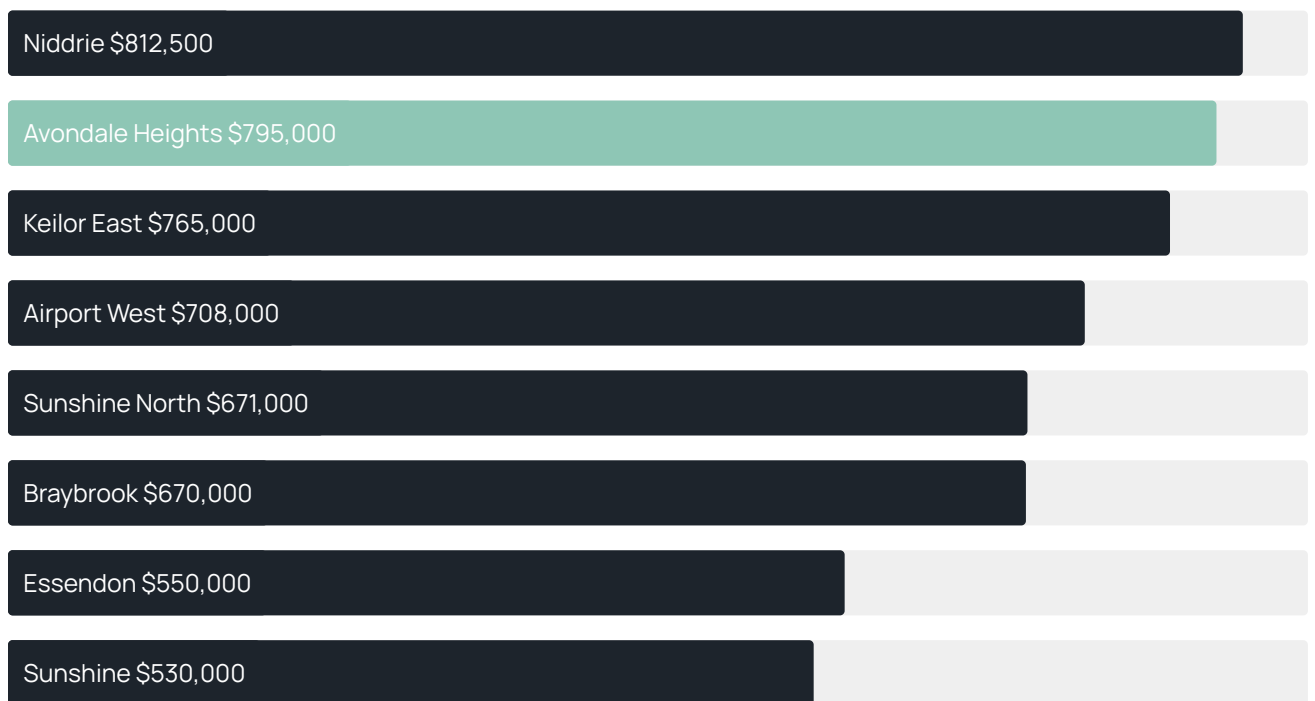
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 97%
- Private 3%

Auction clearance rate³

63.16%

Median days on market³

30 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
 46 San Remo Dr Avondale Heights	3	House	\$1,015,000	22 Apr 2026
 42 Wood St Avondale Heights	4	House	\$1,420,000	17 Apr 2026
 8 Canning St Avondale Heights	3	House	\$985,000	11 Apr 2026
 31 Wood St AVONDALE HEIGHTS	3	House	\$738,000	01 Apr 2026
 16 Monmouth St Avondale Heights	3	House	\$990,000	29 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
 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

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Address	Bedrooms	Type	Price	Sold
 1/47 Canning St Avondale Heights	3	Flat/Unit/Apartment	\$1,796,000	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
 13a Riviera Rd Avondale Heights	4	House	\$1,400,000	25 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
 25 Chaumont Dr Avondale Heights	4	House	\$1,150,000	21 Feb 2026
 11 Skewes St Avondale Heights	3	House	\$1,005,000	21 Feb 2026
 11 Madeline Ct Avondale Heights	3	House	\$1,390,000	21 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 58 Orleans Rd Avondale Heights	3	House	\$1,276,000	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
 56 Deutscher St Avondale Heights	3	House	\$1,000,000	09 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
 35 Riviera Rd AVONDALE HEIGHTS	3	House	\$950,000	04 Feb 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 01/05/2026

- 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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