



Avondale Heights

Suburb Report



Your connection to property insights



JellisCraig

AVONDALE HEIGHTS SUBURB REPORT

Median house price¹

Median

\$1.11m

Quarterly price change

2.34% ↑

Median unit price¹

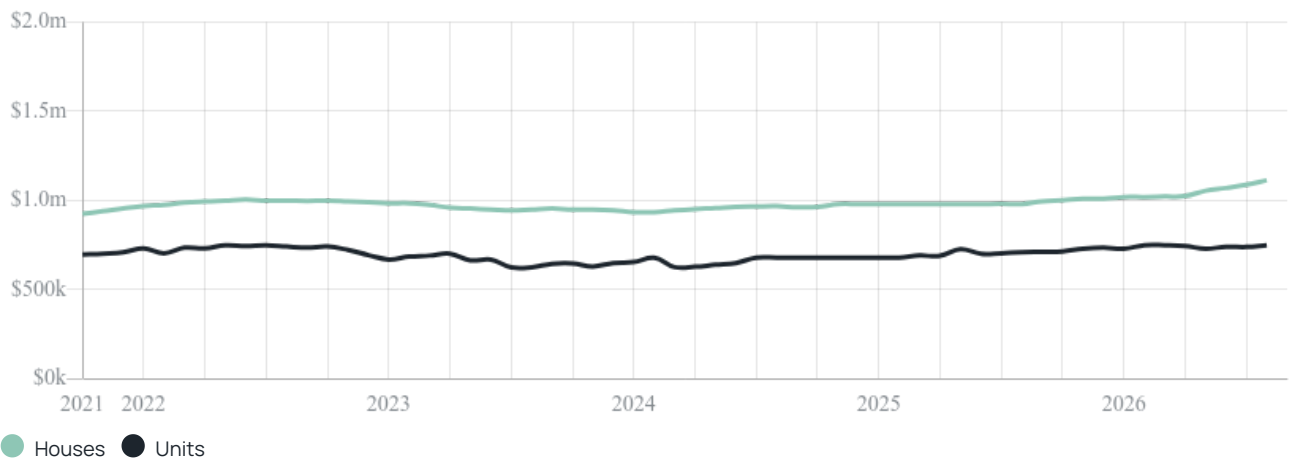
Median

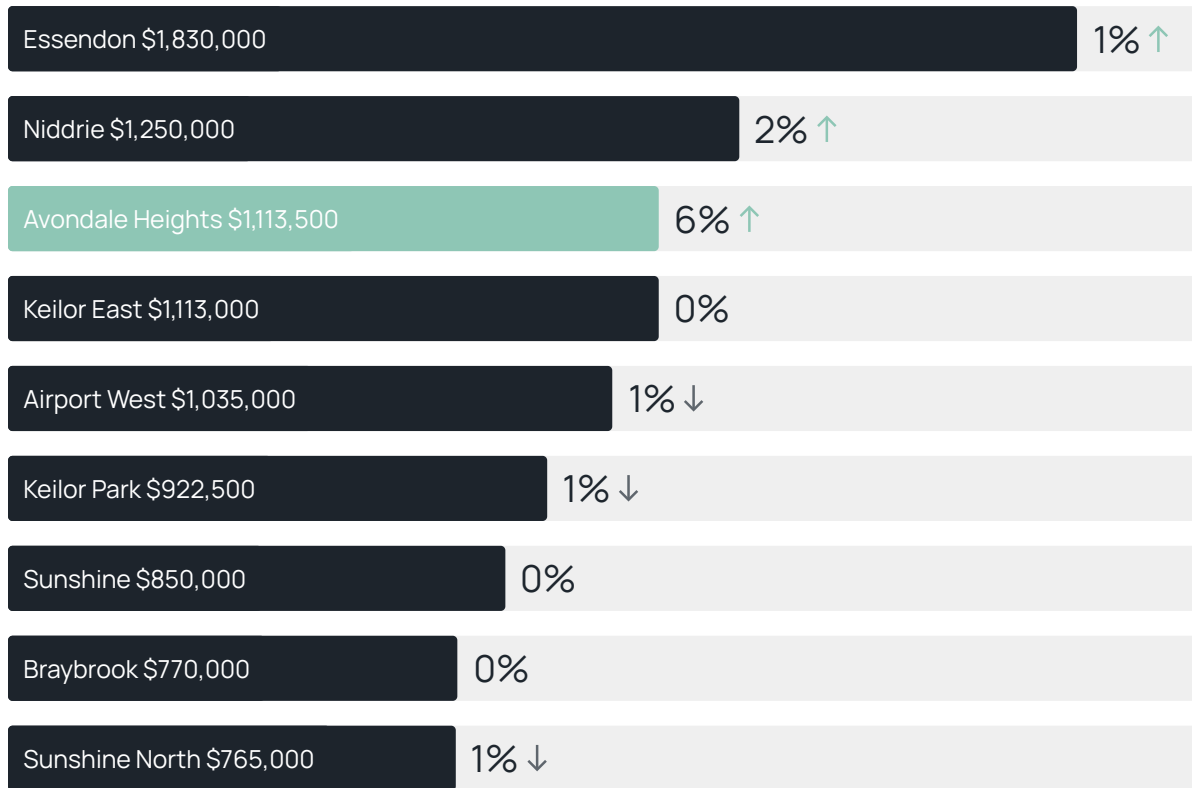
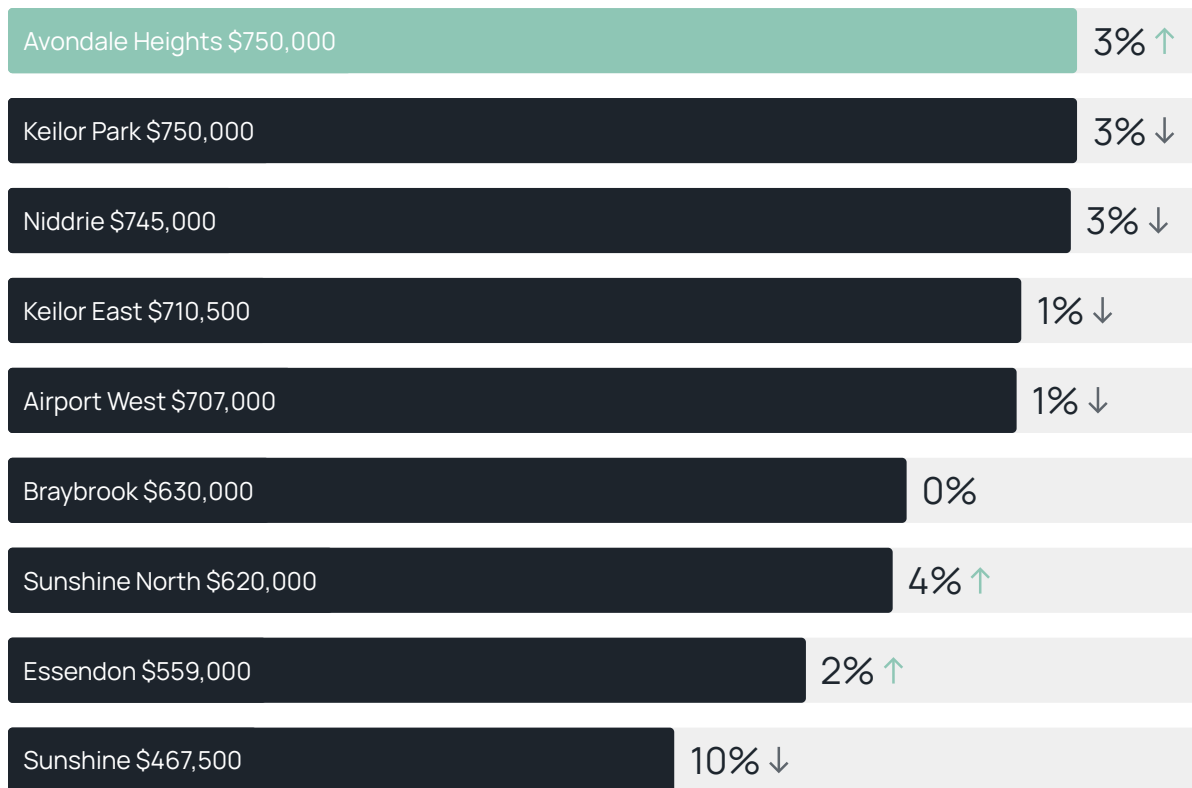
\$750k

Quarterly price change

1.35% ↑

Avondale Heights quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 57%
● Private 43%

Auction clearance rate³

74.07%

Median days on market³

House

Unit

30 days

29 days

Average hold period¹

House

Unit

14.1 years

11.9 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 49% ● Mortgaged 30% ● Rented 21%

Population⁵

12,388

Median asking rent per week¹

Unit

\$635

\$560

Population growth⁵

6.49%

Rental yield¹

House

Unit

3.29%

4.65%

Median age⁵

45 years

Median household size⁵

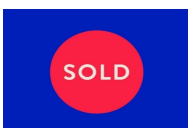
2.6 people

Recent Avondale Heights sales²

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
 2/272 Milleara Road Avondale Heights	3	Unit	Undisclosed	22 Sep 2026
 34 Charmaine Avenue Avondale Heights	4	House	Undisclosed	21 Sep 2026
 54 North Road Avondale Heights	4	House	\$1,220,000	19 Sep 2026
 20b Charmaine Avenue Avondale Heights	2	Townhouse	\$680,000	19 Sep 2026
 4/3 Alexander Street Avondale Heights	3	Townhouse	\$858,000	11 Sep 2026
 4/39 Canning Street Avondale Heights	3	Unit	\$697,000	09 Sep 2026
 8 Sovereign Way Avondale Heights	4	House	\$1,200,000	05 Sep 2026
 61 North Road Avondale Heights	3	House	\$934,000	05 Sep 2026
 47 Lake Street Avondale Heights	0	Residential_land	\$960,000	05 Sep 2026
 7 Arbor Terrace Avondale Heights	3	House	Undisclosed	01 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 27 McKenna Street Avondale Heights	3	Townhouse	\$800,000	28 Aug 2026
 41 North Road Avondale Heights	3	House	Undisclosed	28 Aug 2026
 27 Herbert Street Avondale Heights	3	Unit	\$755,000	26 Aug 2026
 3/44 Alexander Street Avondale Heights	3	Townhouse	\$860,000	25 Aug 2026
 14 Wood Street Avondale Heights	3	House	\$1,125,000	22 Aug 2026
 53 Hanley Street Avondale Heights	2	House	\$650,000	22 Aug 2026
 73a Doyle Street Avondale Heights	3	Unit	\$780,000	21 Aug 2026
 4 Downland Square Avondale Heights	4	House	\$1,381,000	17 Aug 2026
 42A Wood Street Avondale Heights	4	House	\$1,435,000	14 Aug 2026
 53a Hanley Street Avondale Heights	2	Unit	\$554,650	12 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 17A Arvern Avenue Avondale Heights	4	Townhouse	\$1,170,000	07 Aug 2026
 158 Templewood Crescent Avondale Heights	5	House	\$1,860,000	01 Aug 2026
 17 Towe Street Avondale Heights	3	House	Undisclosed	01 Aug 2026
 32 South Gateway Avondale Heights	3	House	\$825,000	30 Jul 2026
 1 Clift Court Avondale Heights	4	House	\$1,150,000	29 Jul 2026
 3/88 Canning Street Avondale Heights	2	Unit	\$670,000	29 Jul 2026
 29 Brentwood Drive Avondale Heights	4	House	\$1,350,000	28 Jul 2026
 12 Laura Grove Avondale Heights	3	House	\$860,000	27 Jul 2026
 20 Macey Avenue Avondale Heights	6	House	\$2,110,000	25 Jul 2026
 14 Arcade Way Avondale Heights	4	House	\$1,355,000	25 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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