



Gardenvale

# Suburb Report



Your connection to property insights



JellisCraig

GARDENVALE SUBURB REPORT

Median unit price¹

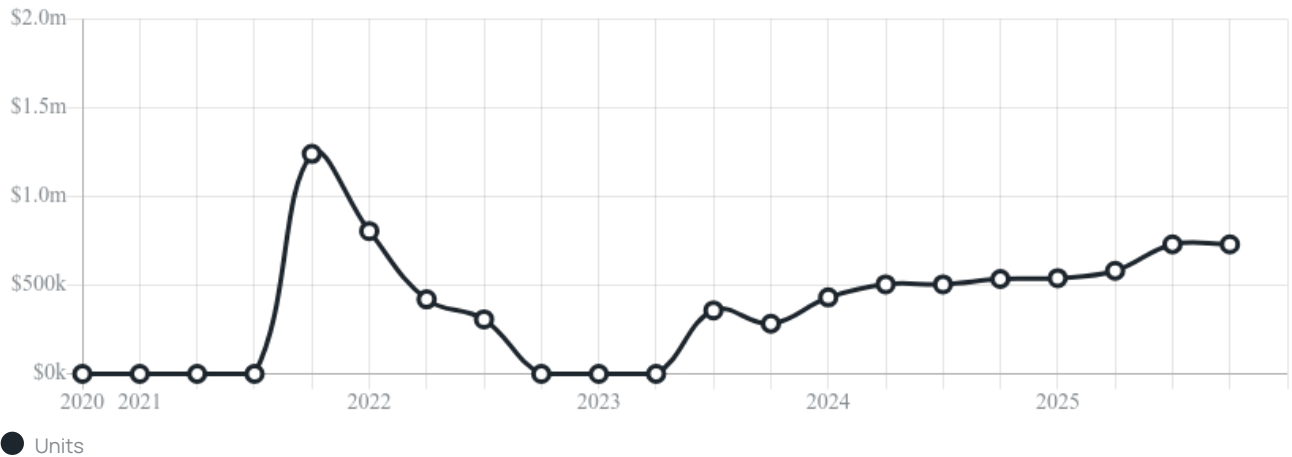
Median

\$730k

Quarterly price change

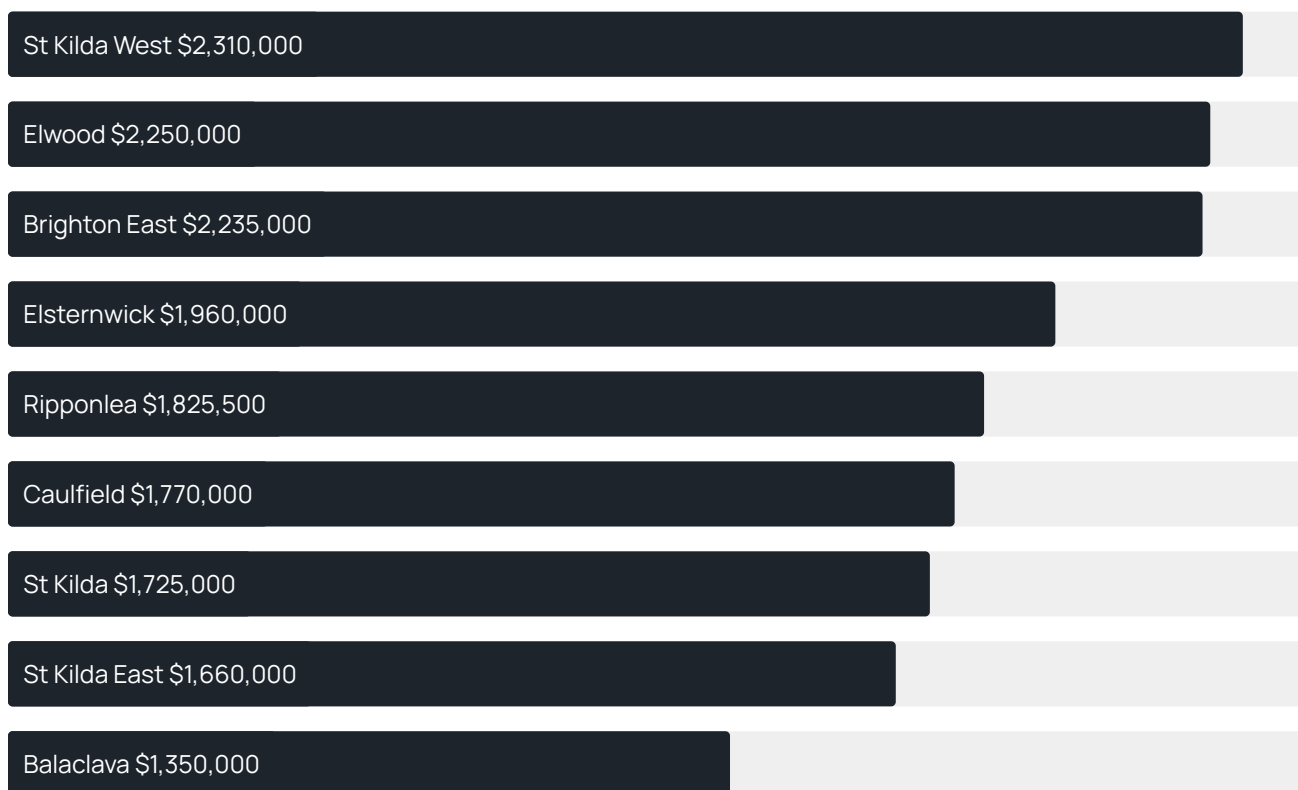
0.00%↓

Quarterly price change¹

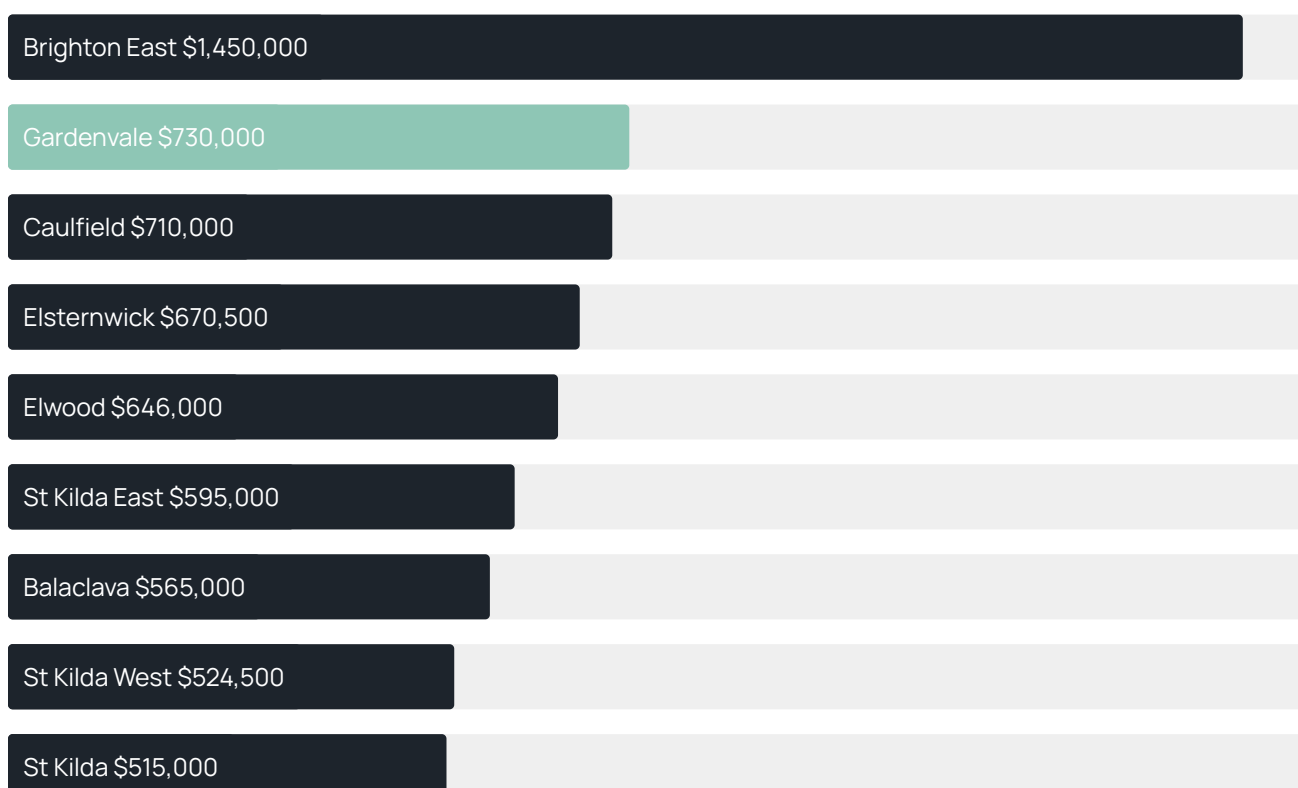


## GARDENVALE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>

● Auction 17%  
● Private 83%

Auction clearance rate<sup>3</sup>

100%

Median days on market<sup>3</sup>

39 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

39 groups

Average hold period<sup>1</sup>

10.2 years

Dwelling type<sup>5</sup>

● Houses 37% ● Units 63%

Ownership<sup>5</sup>

● Owned outright 30% ● Mortgaged 27% ● Rented 43%

Population<sup>5</sup>

1,019

Median asking rent<sup>1</sup>

\$833 per week

Population growth<sup>5</sup>

1.29%

Rental yield<sup>1</sup>

2.39%

Median age<sup>5</sup>

39 years











Median household size<sup>5</sup>

2.1 people











## GARDENVALE SUBURB REPORT

## Recent Gardenvale sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)










Address	Bedrooms	Type	Price	Sold
 6/48 Magnolia Rd Gardenvale	1	Unit	\$318,000	22 Dec 2025
 11/33 Gardenia Rd Gardenvale	1	Apartment	\$335,000	20 Dec 2025
 43b Elster Av Gardenvale	5	Townhouse	\$2,250,000	06 Dec 2025
 9/43 Lantana Rd Gardenvale	1	Strata Unit/Flat	\$280,000	28 Nov 2025
 1/37 Lantana Rd Gardenvale	1	Apartment	\$405,000	07 Nov 2025
 31 Gardenia Rd Gardenvale	4	House	\$3,210,000	12 Sep 2025
 102/111 Gardenvale Rd Gardenvale	2	Apartment	\$875,000	25 Aug 2025
 5/103A Gardenvale Rd Gardenvale	2	Strata Unit/Flat	\$930,000	06 Aug 2025
 3/51 Begonia Rd Gardenvale	3	Townhouse	\$1,400,000	28 Jul 2025
 30 Magnolia Rd Gardenvale	4	House	\$1,850,000	26 Jul 2025

## GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/15 Gardenia Rd Gardenvale	2	Apartment	\$516,100	24 Jul 2025
 7/33 Gardenia Rd Gardenvale	1	Apartment	\$331,000	16 Jul 2025
 103/111 Gardenvale Rd Gardenvale	2	Unit	\$779,000	08 Jul 2025
 2/22 Begonia Rd Gardenvale	3	Unit	\$1,365,000	28 Jun 2025
 9/15 Gardenia Rd Gardenvale	2	Unit	\$520,000	17 Jun 2025
 3/76 Gardenvale Rd Gardenvale	3	Unit	\$1,200,000	15 Jun 2025
 489 Kooyong Rd Gardenvale	4	House	\$2,060,000	12 May 2025
 3/41 Lantana Rd Gardenvale	1	Unit	\$415,000	10 May 2025
 59 Elster Av Gardenvale	2	House	\$1,468,000	17 Apr 2025
 5/15 Gardenia Rd Gardenvale	2	Apartment	\$520,000	16 Apr 2025



## GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/48 Magnolia Rd Gardenvale	1	Strata Unit/Flat	\$285,000	08 Apr 2025
 6a Lucy St Gardenvale	3	Strata Unit/Townhouse	\$1,860,000	29 Mar 2025
 3/48 Magnolia Rd Gardenvale	1	Apartment	\$275,000	28 Mar 2025
 61b Gardenvale Rd Gardenvale	4	Townhouse	\$3,000,000	20 Mar 2025
 77 Gardenvale Rd Gardenvale	4	House	\$3,000,000	15 Mar 2025
 493 Kooyong Rd Gardenvale	4	House	\$2,155,000	04 Mar 2025
 69 Gardenvale Rd Gardenvale	4	House	\$2,221,000	04 Mar 2025
 52 Begonia Rd Gardenvale	3	House	\$1,775,000	22 Feb 2025
 4/15-19 Begonia Rd Gardenvale	3	Townhouse	\$1,355,000	08 Feb 2025



**Jellis Craig Armadale**  
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03 9864 5000

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.

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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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