



Gardenvale

Suburb Report



Your connection to property insights



JellisCraig

GARDENVALE SUBURB REPORT

Median unit price¹

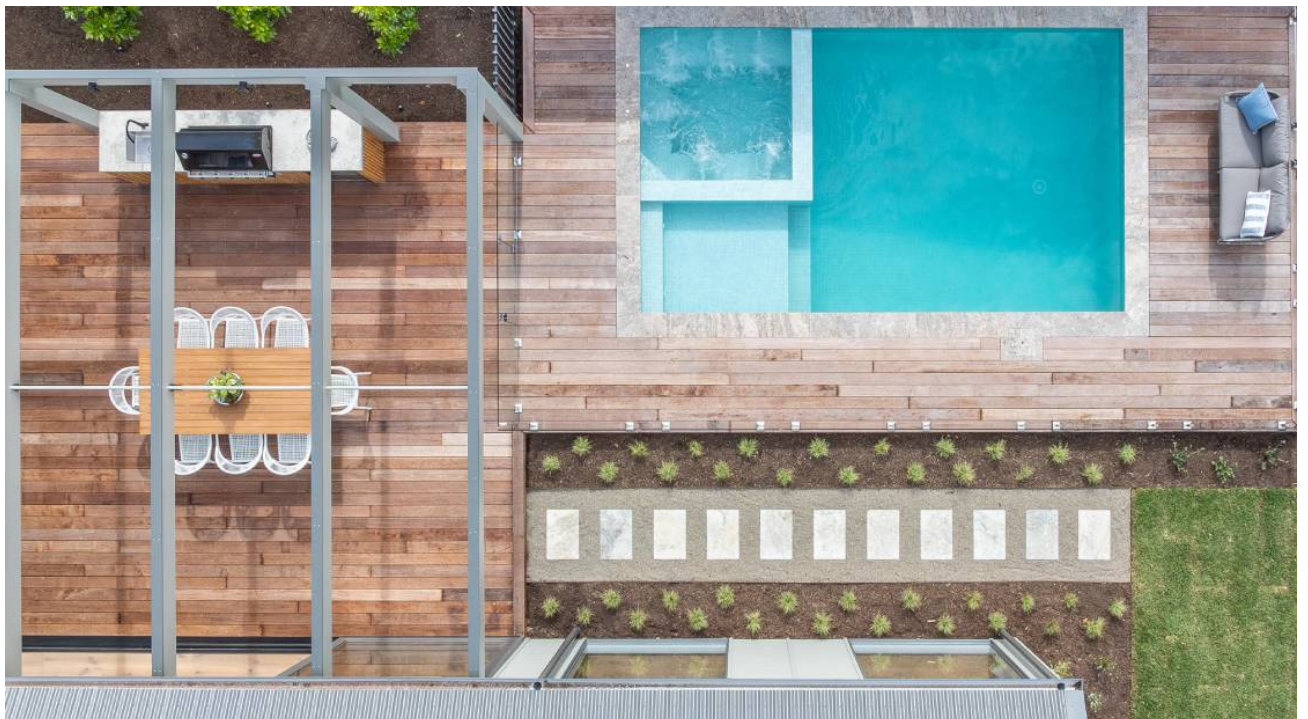
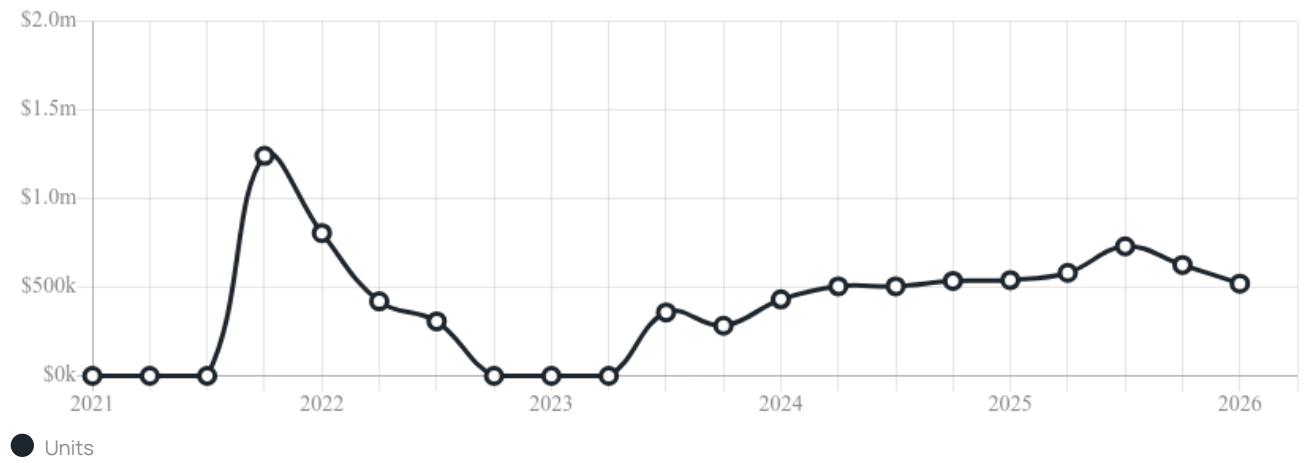
Median

\$520k

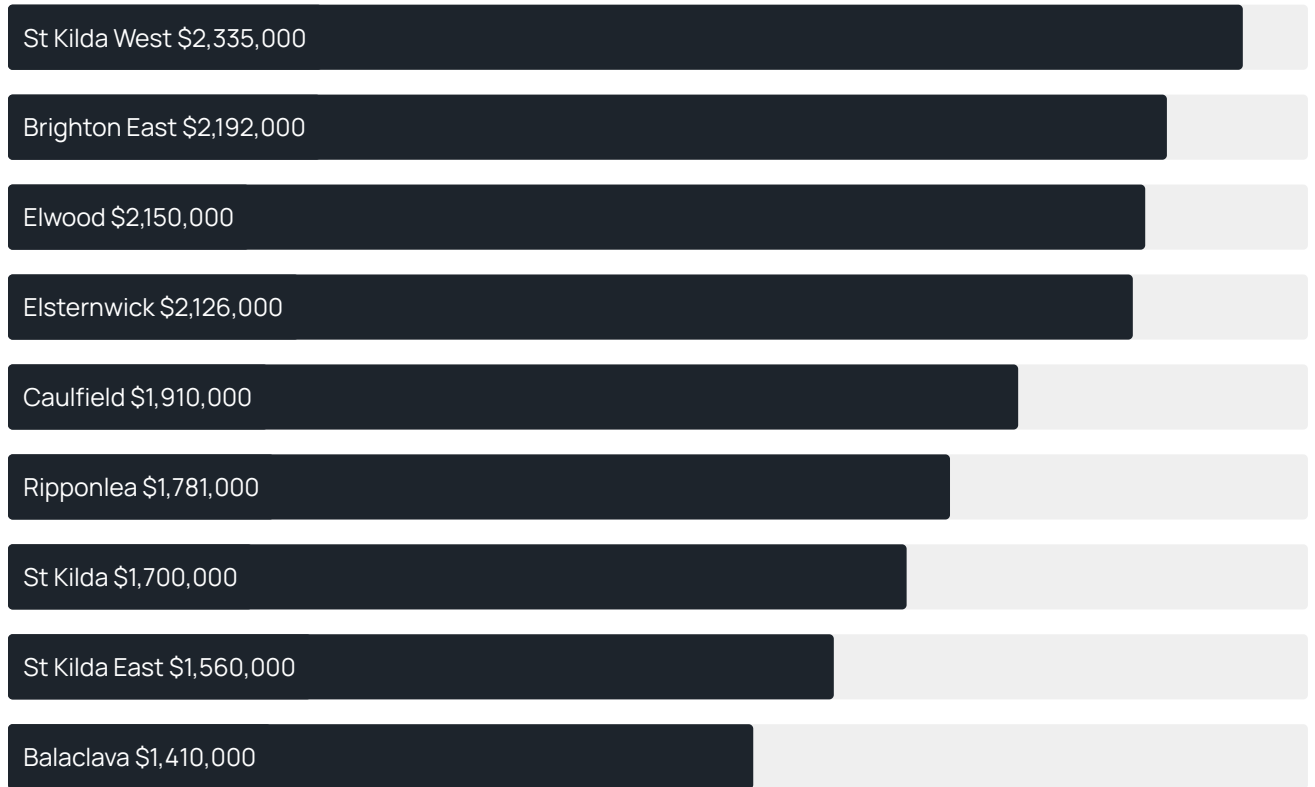
Quarterly price change

-16.80% ↓

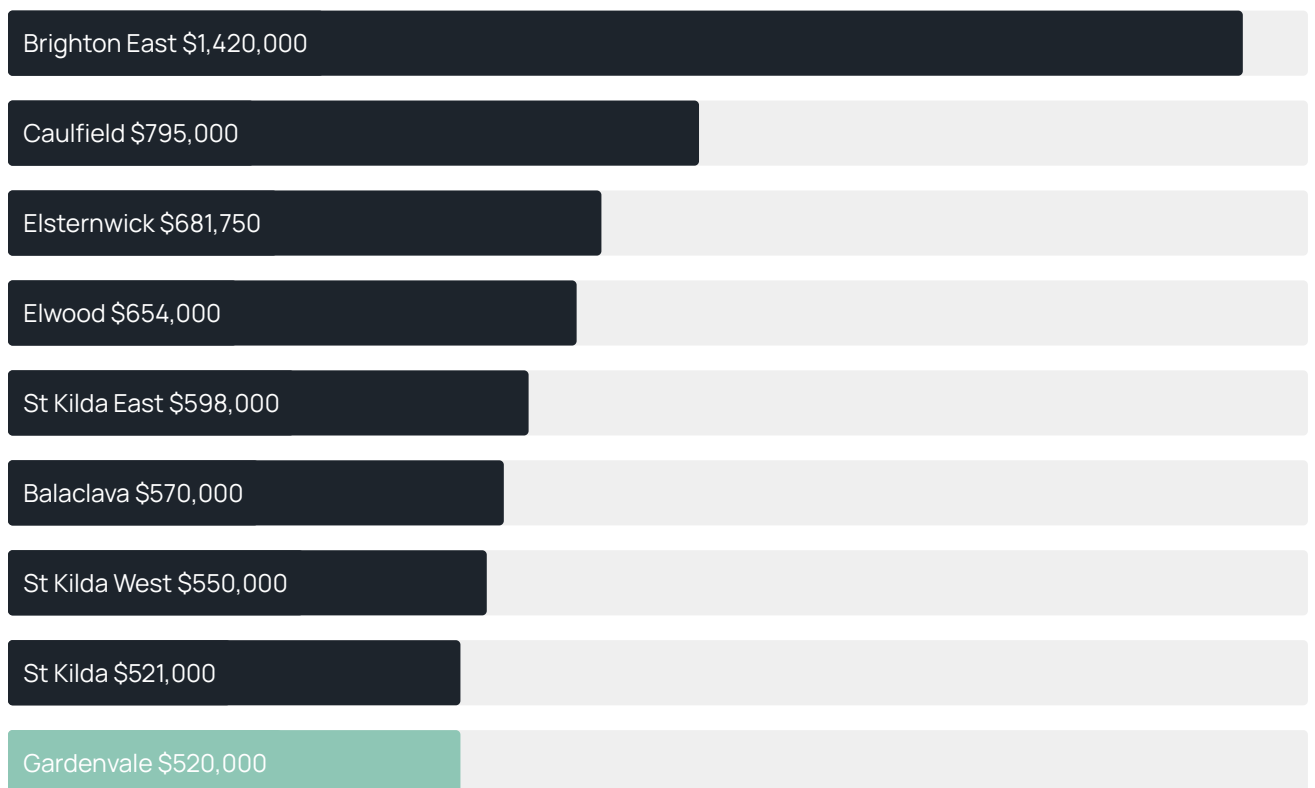
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

100%

Median days on market³

26 days

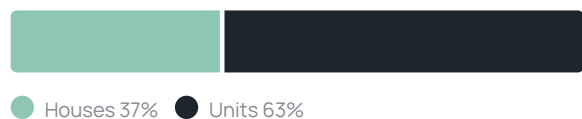
Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

10.2 years

Dwelling type⁵



Ownership⁵



Population⁵

1,019

Median asking rent¹

\$850 per week

Population growth⁵

1.29%

Rental yield¹

2.39%

Median age⁵

39 years











Median household size⁵

2.1 people





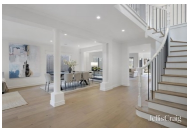





GARDENVALE SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 4/49 Begonia Rd Gardenvale	3	Townhouse	\$1,200,000	11 Jun 2026
 12/48 Magnolia Rd Gardenvale	1	Apartment	\$322,000	20 May 2026
 10/37 Lantana Rd Gardenvale	1	Strata Unit/Flat	\$273,500	11 May 2026
 3/103a Gardenvale Rd Gardenvale	3	Apartment	\$920,000	07 May 2026
 4/37 Gardenia Rd Gardenvale	3	Unit	\$1,000,000	02 May 2026
 6/7 Gardenia Rd Gardenvale	1	Unit	\$301,000	29 Apr 2026
 3/30 Gardenia Rd Gardenvale	3	Unit	\$1,320,000	18 Apr 2026
 2/32 Gardenia Rd Gardenvale	2	Apartment	\$465,000	27 Mar 2026
 14/177 North Rd Gardenvale	1	Strata Unit/Flat	\$295,500	24 Feb 2026
 10/49 Lantana Rd Gardenvale	2	Apartment	\$490,000	05 Feb 2026

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/37 Lantana Rd Gardenvale	1	Strata Unit/Flat	\$290,000	04 Feb 2026
 1/18 Magnolia Rd Gardenvale	2	Apartment	\$768,000	30 Jan 2026
 4/34 Gardenia Rd Gardenvale	1	Strata Unit/Flat	\$308,500	16 Jan 2026
 10/15 Gardenia Rd Gardenvale	2	Strata Unit/Flat	\$580,000	15 Jan 2026
 57 Elster Av Gardenvale	4	House	\$2,200,000	11 Jan 2026
 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

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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	Apartment	\$779,000	08 Jul 2025



Jellis Craig Armadale
1215 High Street, Armadale
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.

Data is current as of PDF generation date 01/07/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.