



Gardenvale

Suburb Report



Your connection to property insights



JellisCraig

GARDENVALE SUBURB REPORT

Median unit price¹

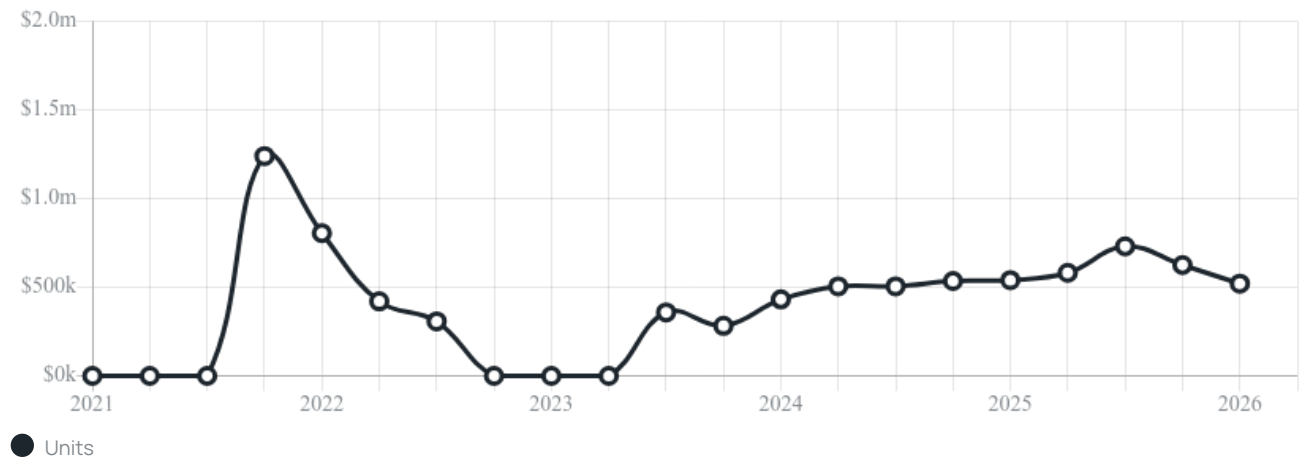
Median

\$520k

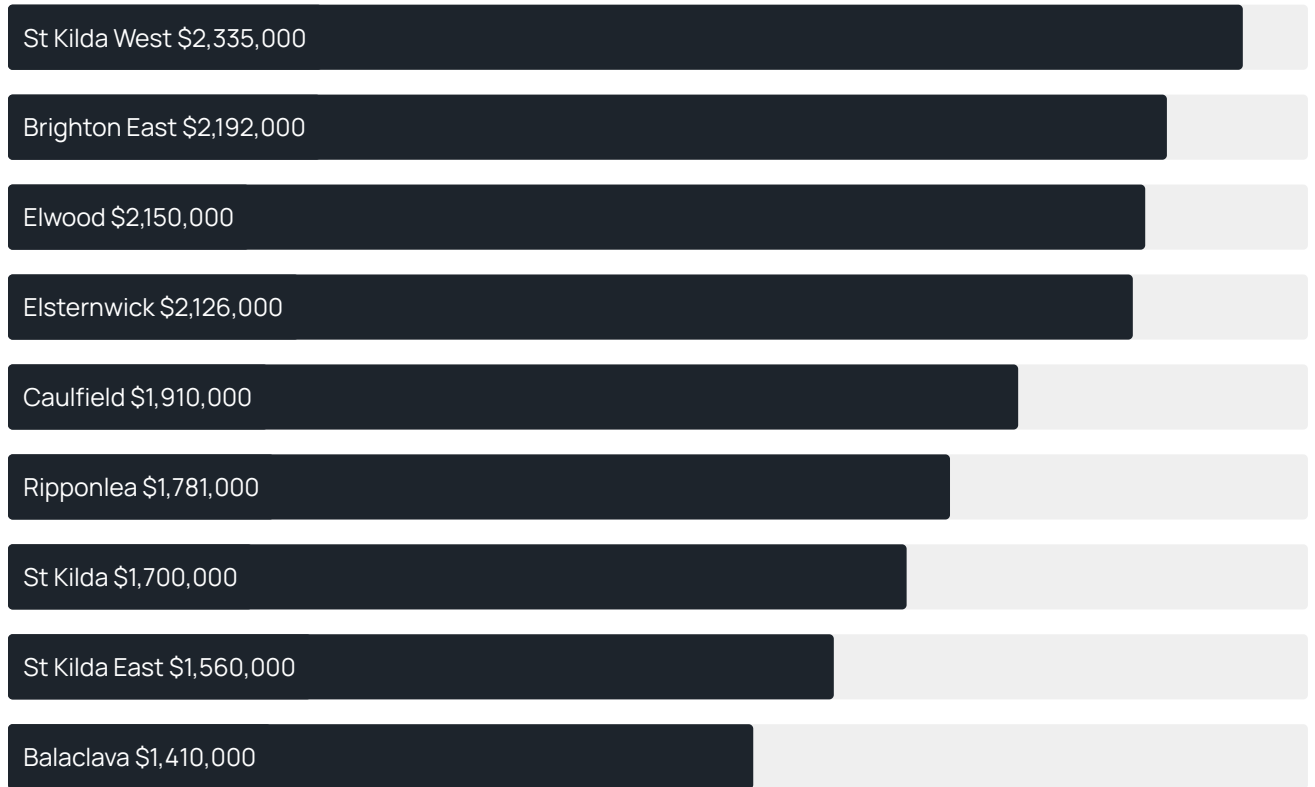
Quarterly price change

-16.80% ↓

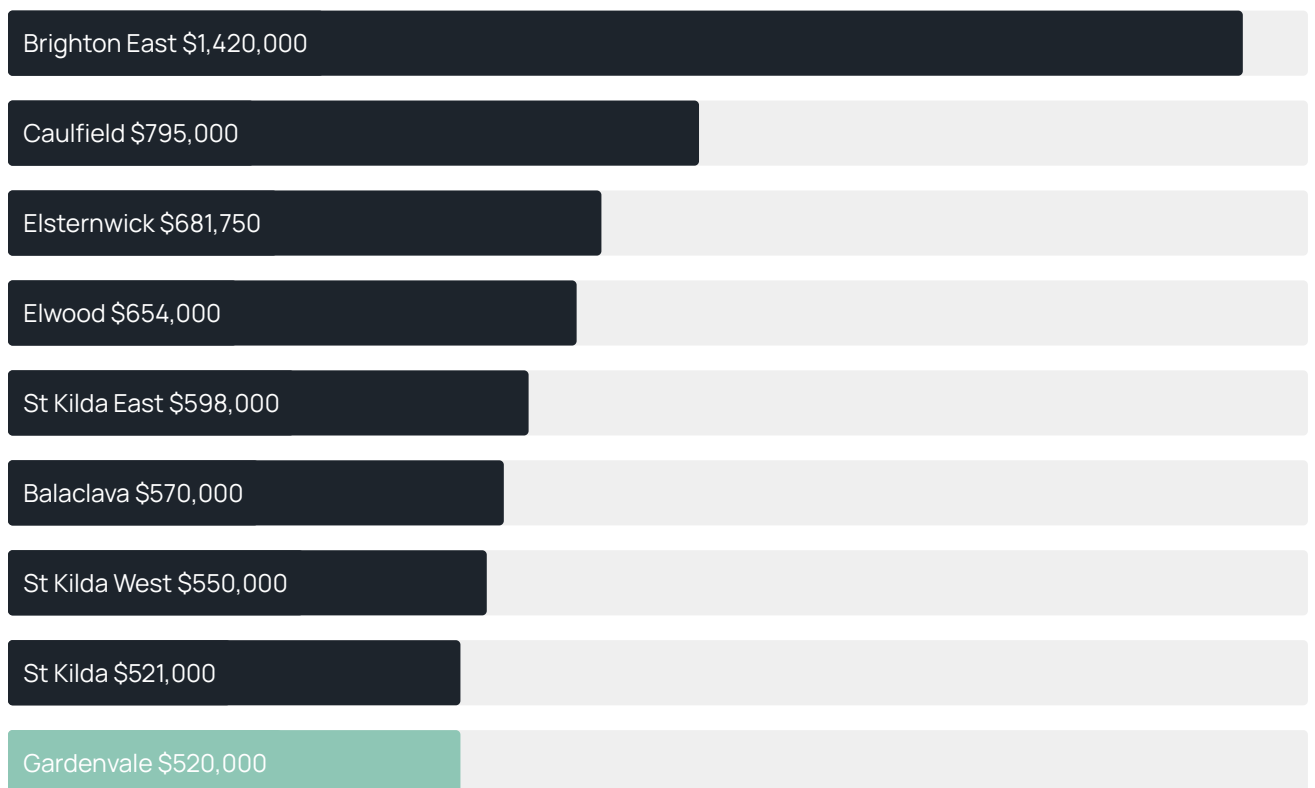
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

100%

Median days on market³

26 days

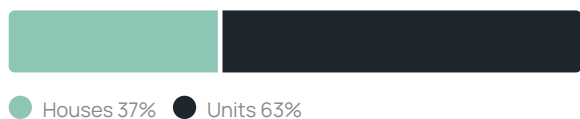
Jellis Craig average inspection attendance per listing⁴

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 |
|---|----------|------------------|-------------|-------------|
|  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 |
|  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 |

GARDENVALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|------------------|-------------|-------------|
|  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 |
|  4/15 Gardenia Rd Gardenvale | 2 | Apartment | \$516,100 | 24 Jul 2025 |
|  7/33 Gardenia Rd Gardenvale | 1 | Apartment | \$331,000 | 16 Jul 2025 |

GARDENVALE SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  103/111 Gardenvale Rd Gardenvale | 2 | Apartment | \$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 |



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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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