



Gardenvale

Suburb Report

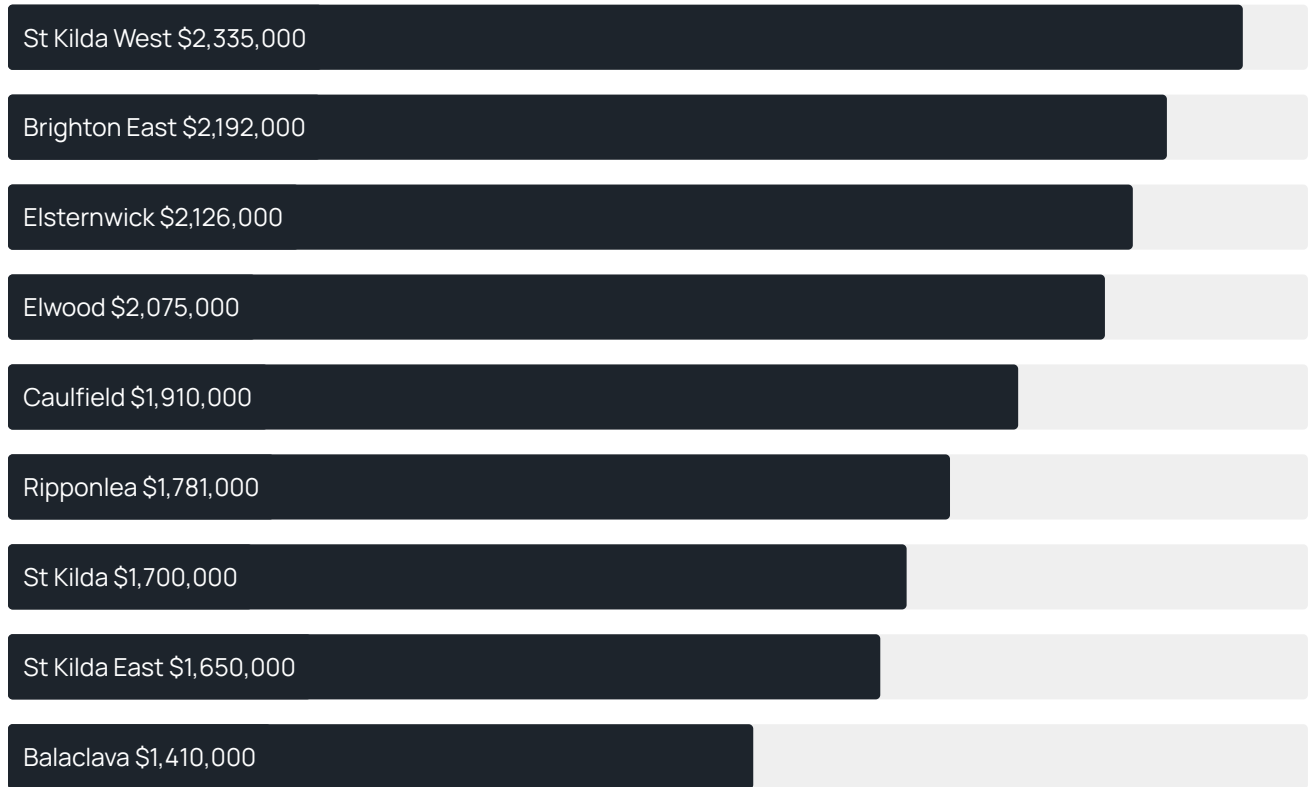


Your connection to property insights

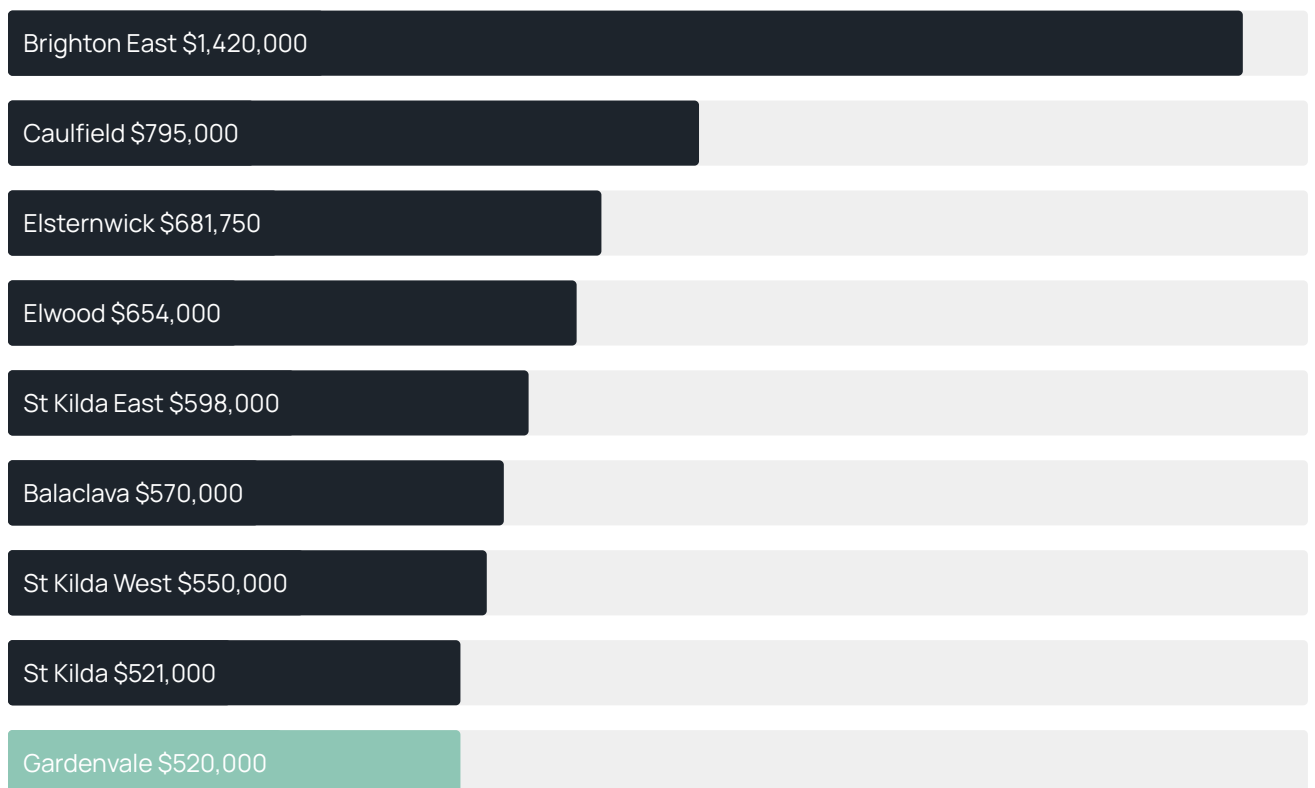


JellisCraig

Median house price¹



Median unit price¹



Sale method²



● Auction 13%
● Private 88%

Auction clearance rate³

100%

Median days on market³

51 days

Jellis Craig average inspection attendance per listing⁴

51 groups

Average hold period¹

10.2 years

Dwelling type⁵



● Houses 37% ● Units 63%

Ownership⁵



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

Population⁵

1,019

Median asking rent¹

\$850 per week

Population growth⁵

1.29%

Rental yield¹

2.39%

Median age⁵

39 years





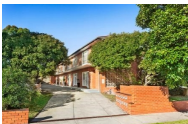


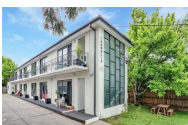


Median household size⁵

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 43b Elster Av Gardenvale	5	Townhouse	\$2,250,000	06 Dec 2025

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 103/111 Gardenvale Rd Gardenvale	2	Unit	\$779,000	08 Jul 2025

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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



Jellis Craig Armadale
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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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