Gardenvale

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$2.21m

Monthly median price change[2]

0.48% ↑

Median unit price

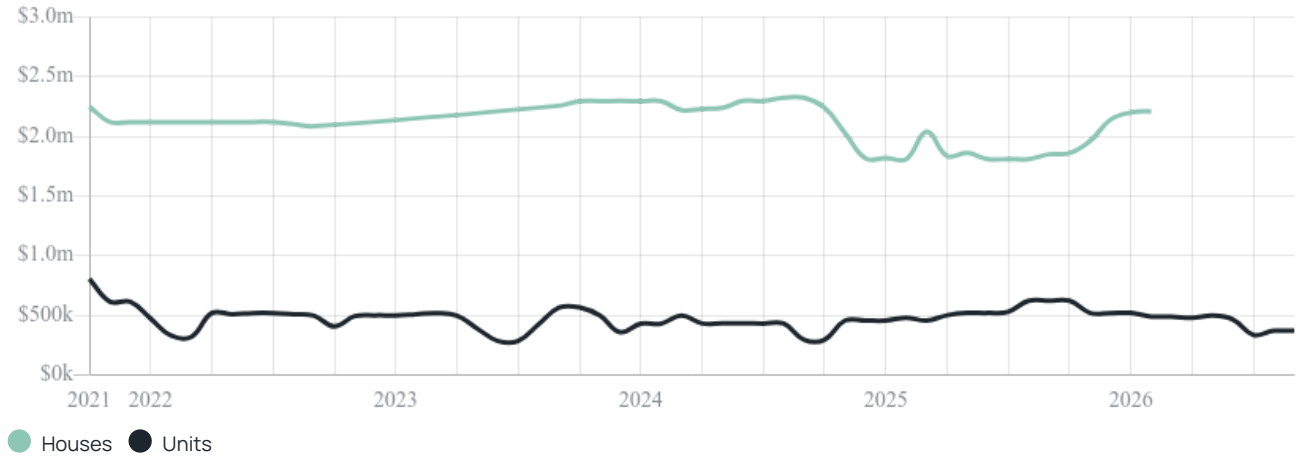
Median[1]

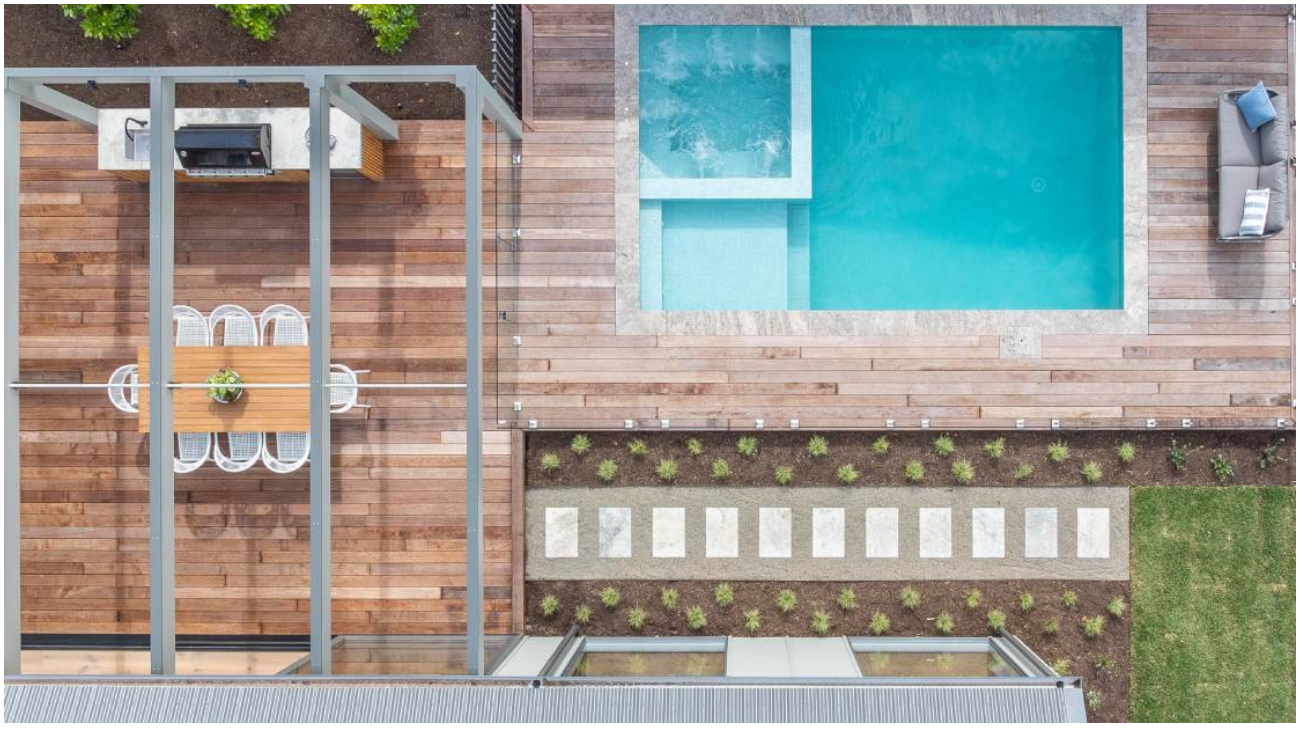
$370k

Monthly median price change[2]

0.00% ↓

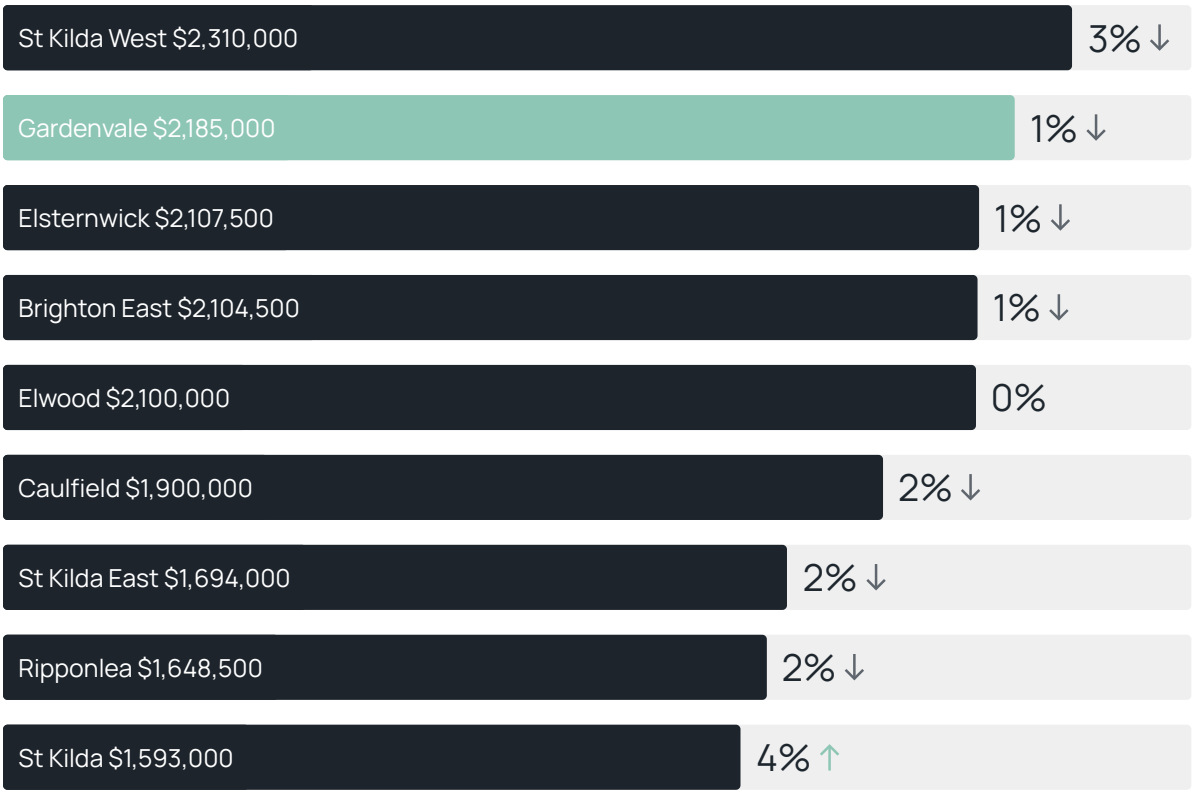
Gardenvale monthly median property prices[3]



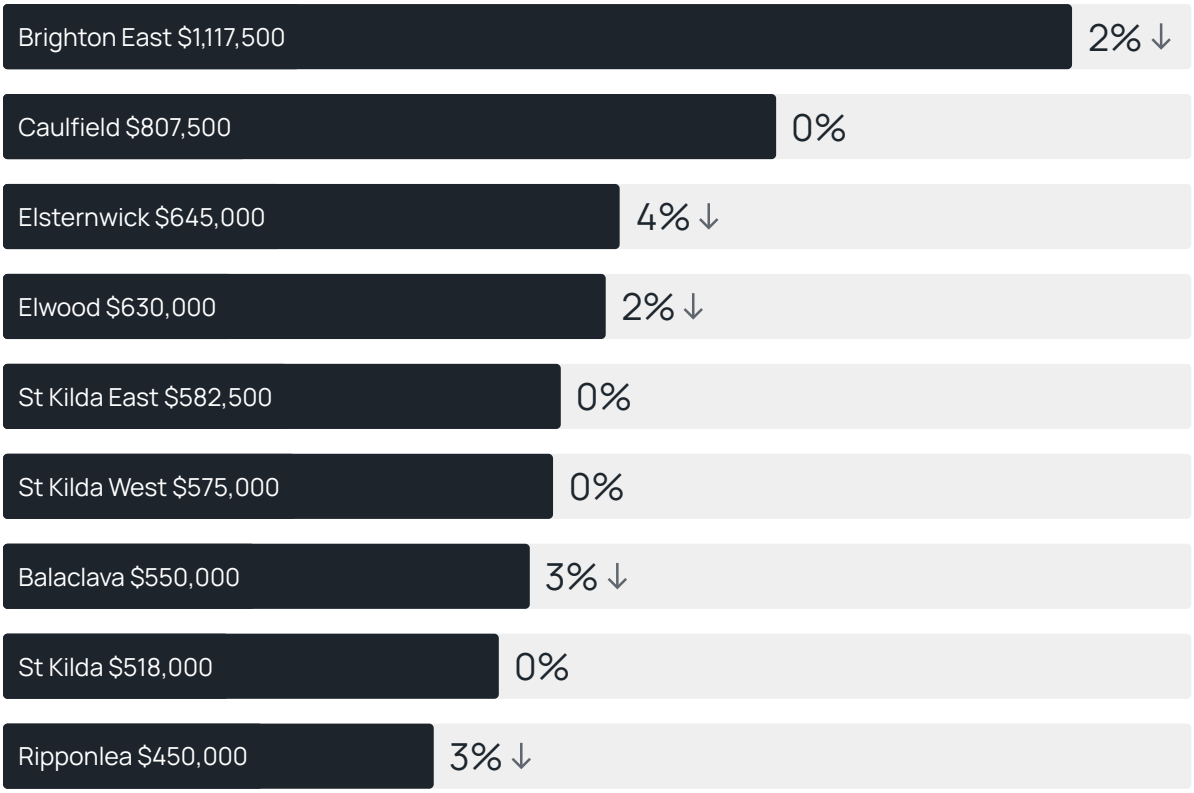


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Median days on market[5]

House	Unit
26 days	46 days

Jellis Craig average inspection attendance per listing[6]

46 groups

Average hold period[1]

House	Unit
13.7 years	14.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

1,019

Population growth[7]

1.29%

Median age[7]

39 years

Median household size[7]

2.1 people

Median asking rent per week[1]

House	Unit
$1,400	$450

Rental yield[8]

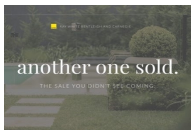
House	Unit
2.99%	5.45%

Sold Properties

Recent Gardenvale sales[5]

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
 4/112-118 Gardenvale Road Gardenvale	2	Apartment	$590,000	23 Oct 2026
 55 Begonia Road Gardenvale	4	House	$2,330,000	08 Oct 2026
 9/7 Gardenia Road Gardenvale	1	Apartment	$330,000	18 Sep 2026
 104/111 Gardenvale Road Gardenvale	2	Apartment	Undisclosed	27 Aug 2026
 4/37 Lantana Road Gardenvale	1	Apartment	$280,000	18 Aug 2026
 12/37 Lantana Road Gardenvale	1	Unit	$312,000	27 Jul 2026
 4/18 Magnolia Road Gardenvale	2	Apartment	$656,100	18 Jul 2026
 7/177 North Road Gardenvale	1	Apartment	$261,000	16 Jul 2026
 12/58 Lantana Road Gardenvale	1	Apartment	$280,000	09 Jul 2026
 10 Gardenia Road Gardenvale	4	House	$2,170,000	04 Jul 2026

	Address	Bedrooms	Type	Price	Sold
	87 Gardenvale Road Gardenvale	5	House	Undisclosed	23 Jun 2026
	12/48 Magnolia Road Gardenvale	1	Apartment	$322,000	15 Jun 2026
	53 Elster Avenue Gardenvale	5	House	Undisclosed	13 Jun 2026
	4/49 Begonia Road Gardenvale	3	Townhouse	$1,200,000	11 Jun 2026
	3/103A Gardenvale Road Gardenvale	3	Apartment	$920,000	20 May 2026
	3/177 North Road Gardenvale	1	Apartment	$299,000	13 May 2026
	10/37 Lantana Road Gardenvale	1	Unit	$273,500	11 May 2026
	1-5/42 Magnolia Road Gardenvale	10	House	Undisclosed	07 May 2026
	4/37 Gardenia Road Gardenvale	3	Unit	$1,000,000	02 May 2026
	21 Lantana Road Gardenvale	2	House	$1,175,000	21 Apr 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 3/30 Gardenia Road Gardenvale	3	Unit	$1,320,000	18 Apr 2026
 2/32 Gardenia Road Gardenvale	2	Apartment	$465,000	27 Mar 2026
 1/88 Gardenvale Road Gardenvale	3	House	$1,510,000	13 Mar 2026
 4/34 Gardenia Road Gardenvale	1	Unit	Undisclosed	02 Mar 2026
 10/49 Lantana Road Gardenvale	2	Apartment	$490,000	05 Feb 2026
 1/18 Magnolia Road Gardenvale	2	Apartment	$768,000	30 Jan 2026
 57 Elster Avenue Gardenvale	4	House	$2,200,000	11 Jan 2026
 6/48 Magnolia Road Gardenvale	1	Unit	$318,000	22 Dec 2025
 11/33 Gardenia Road Gardenvale	1	Apartment	$335,000	20 Dec 2025
 43b Elster Avenue Gardenvale	5	Townhouse	$2,250,000	06 Dec 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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