



Gardenvale

Suburb Report



Your connection to property insights



JellisCraig

GARDENVALE SUBURB REPORT

Median house price¹

Median unit price¹

Median

\$2.21m

Quarterly price change

0.48% ↑

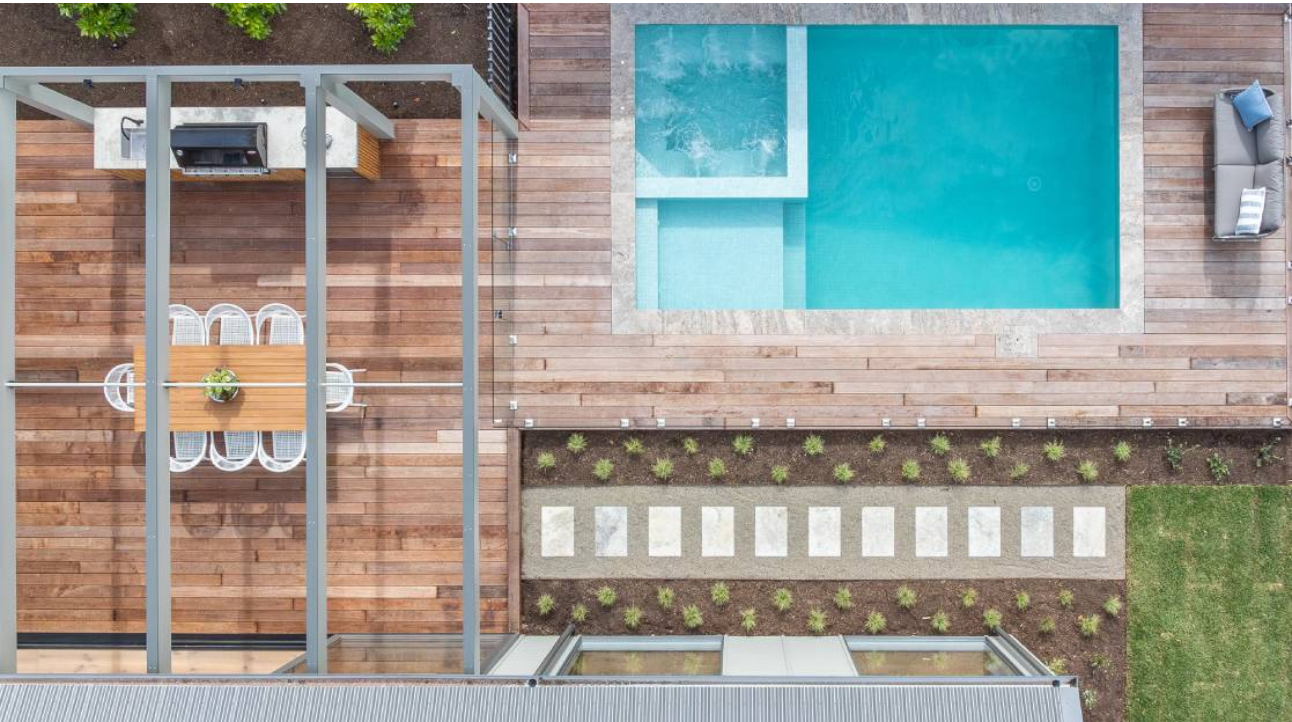
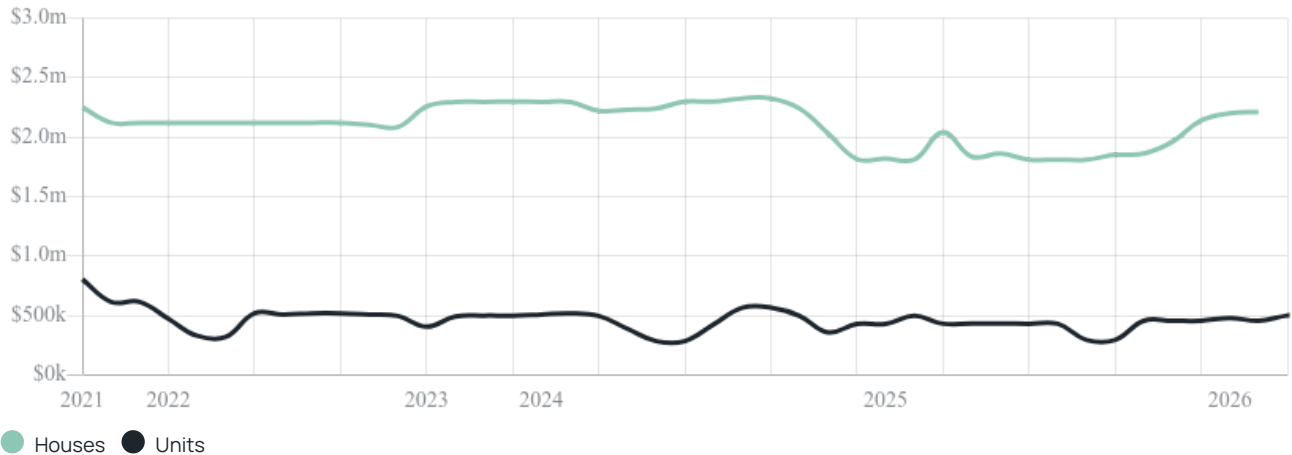
Median

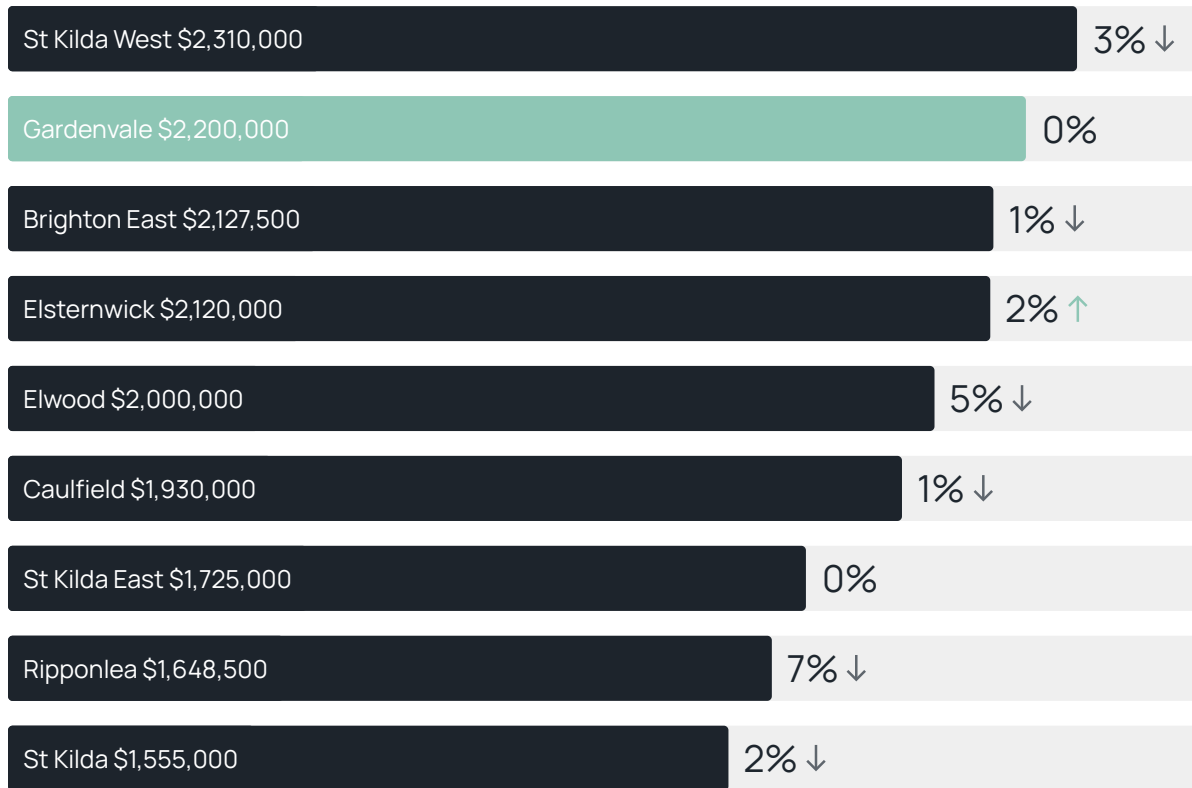
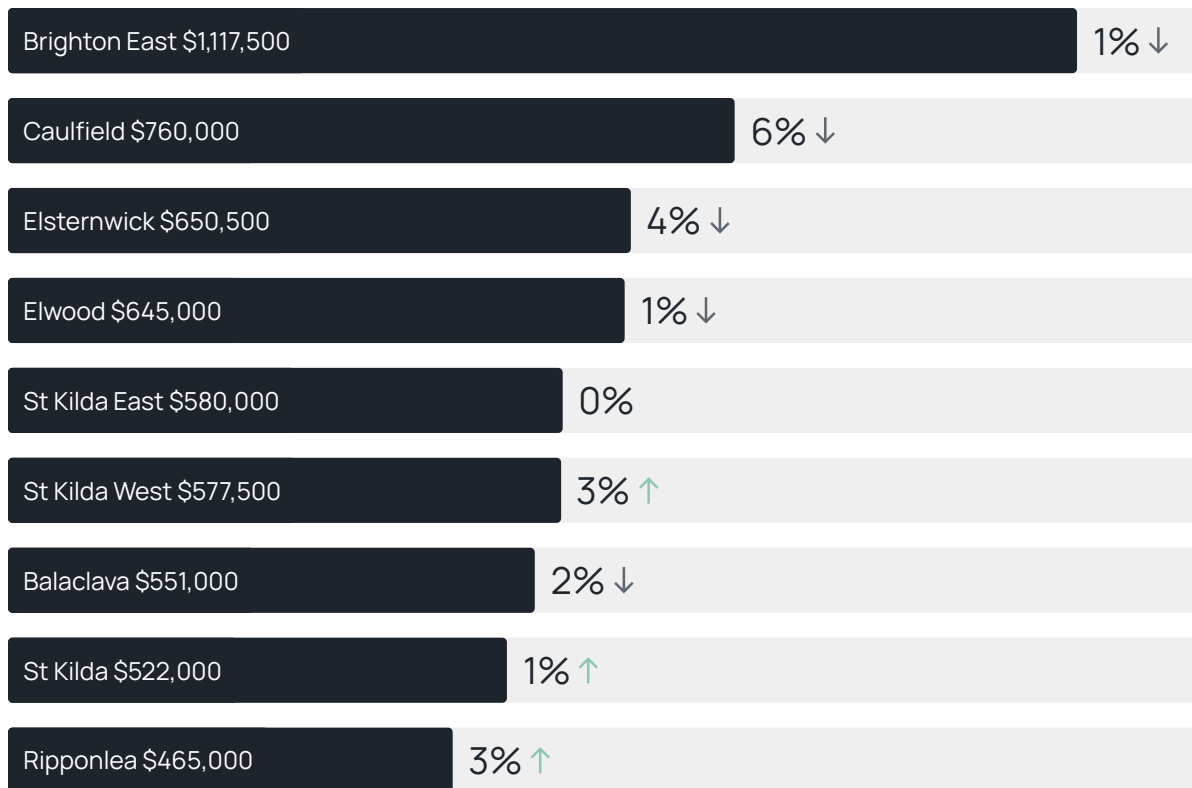
\$329k

Quarterly price change

-1.94% ↓

Gardenvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

100%

Median days on market³

House

Unit

26 days

46 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

House

Unit

11.9 years

14.4 years

Dwelling type⁵

● Houses 46% ● Units 54%

Population⁵

1,019

Ownership⁵

● Owned outright 28% ● Mortgaged 25% ● Rented 47%

Median asking rent per week¹

Unit

\$1,400

\$450

Population growth⁵

1.29%

Rental yield¹

House

Unit

3.13%

5.29%

Median age⁵

39 years

Median household size⁵

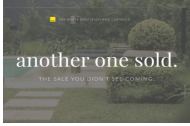
2.1 people

Recent Gardenvale sales²

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
 104/111 Gardenvale Road Gardenvale	2	Apartment	Undisclosed	27 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
 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

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

GARDENVALE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 9/43 Lantana Road Gardenvale	1	Apartment	\$280,000	28 Nov 2025
 1/37 Lantana Road Gardenvale	1	Apartment	\$405,000	07 Nov 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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