



Gardenvale

Suburb Report



Your connection to property insights



JellisCraig

GARDENVALE SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

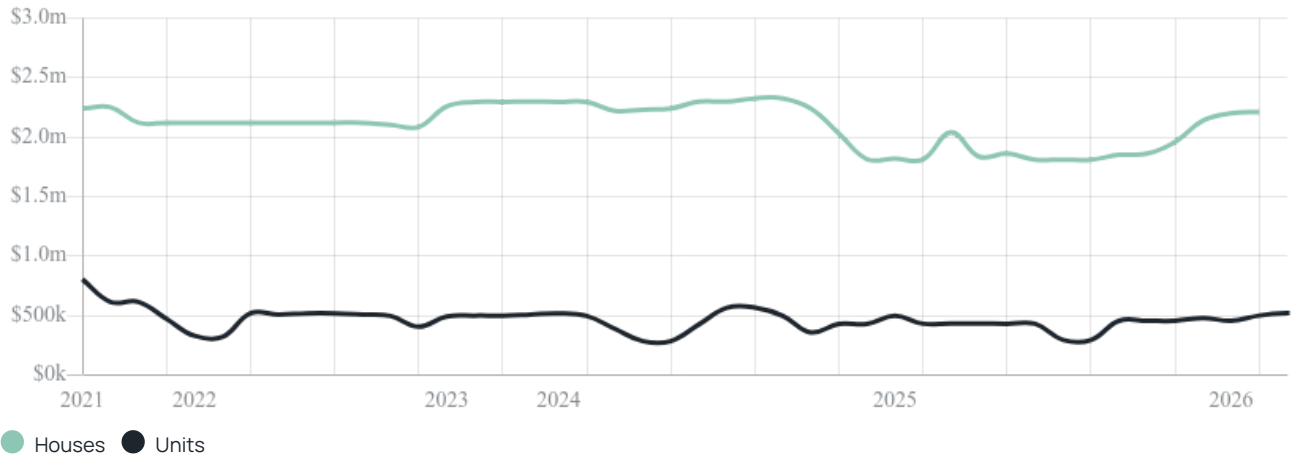
\$2.21m

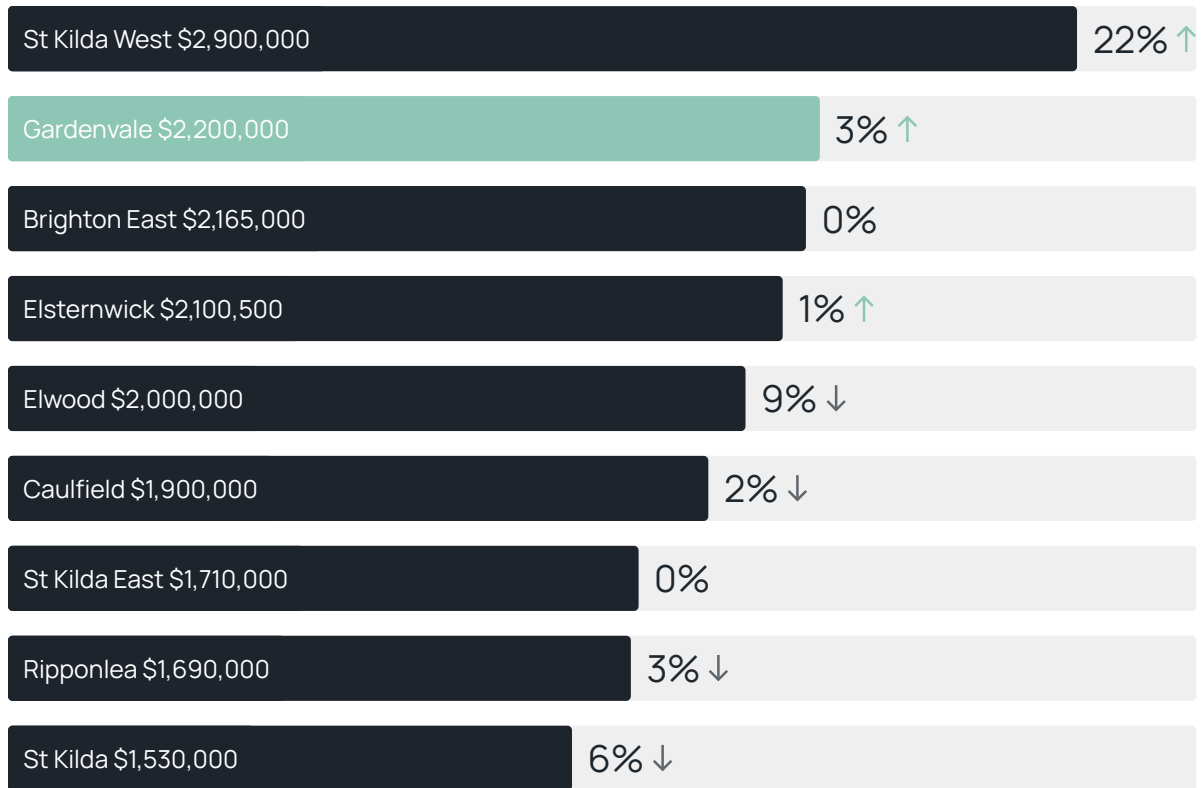
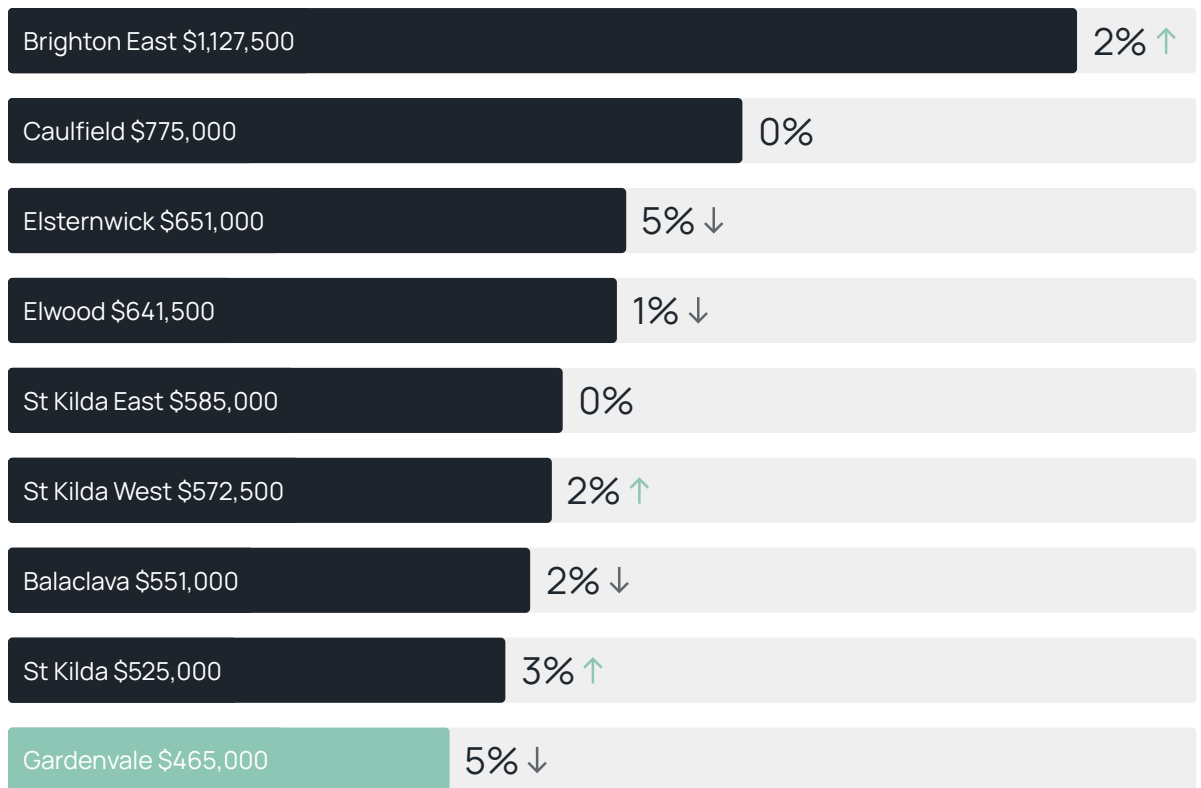
0.48% ↑

\$465k

-2.62% ↓

Gardenvale quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 24%
● Private 76%

Auction clearance rate³

60%

Median days on market³

House

Unit

26 days

36 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

House

Unit

11.9 years

12.1 years

Dwelling type⁵

● Houses 46% ● Units 54%

Ownership⁵

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

Population⁵

1,019

Median asking rent per week¹

Unit

\$1,400

\$450

Population growth⁵

1.29%

Rental yield¹

House

Unit

3.06%

5.17%

Median age⁵

39 years

Median household size⁵

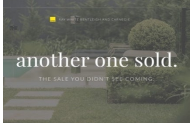
2.1 people

Recent Gardenvale sales²

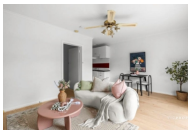
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 104/111 Gardenvale Road Gardenvale	2	Apartment	Undisclosed	27 Aug 2026
 12/37 Lantana Road Gardenvale	1	Unit	Undisclosed	27 Jul 2026
 4/18 Magnolia Road Gardenvale	2	Apartment	Undisclosed	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
 31 Gardenia Road Gardenvale	4	House	\$3,210,000	12 Sep 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 01/09/2026

Powered by  **PropTrack**

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

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. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).