

Inverloch

• SUBURB MARKET REPORT •



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INVERLOCH
REALESTATE
@realty

Leo Edwards

LICENCED REAL ESTATE AGENT

Leo Edwards is a fully licensed real estate agent based in Inverloch Victoria, and the founder of www.inverloch3996.com a regional online platform reaching up to 30,000 people weekly who either love, or would love to live in Inverloch.

He has worked Internationally creating marketing campaigns for some of the largest real estate developments in the world before making the sea change to Inverloch with his wife Janelle & son Alfie in 2014. He holds regional qualifications with the Real Estate Institute of Victoria, The Australian School of Business & Law as well as International qualifications with both The Chartered Institute of Securities & Investment and The Chartered Insurance Institute.

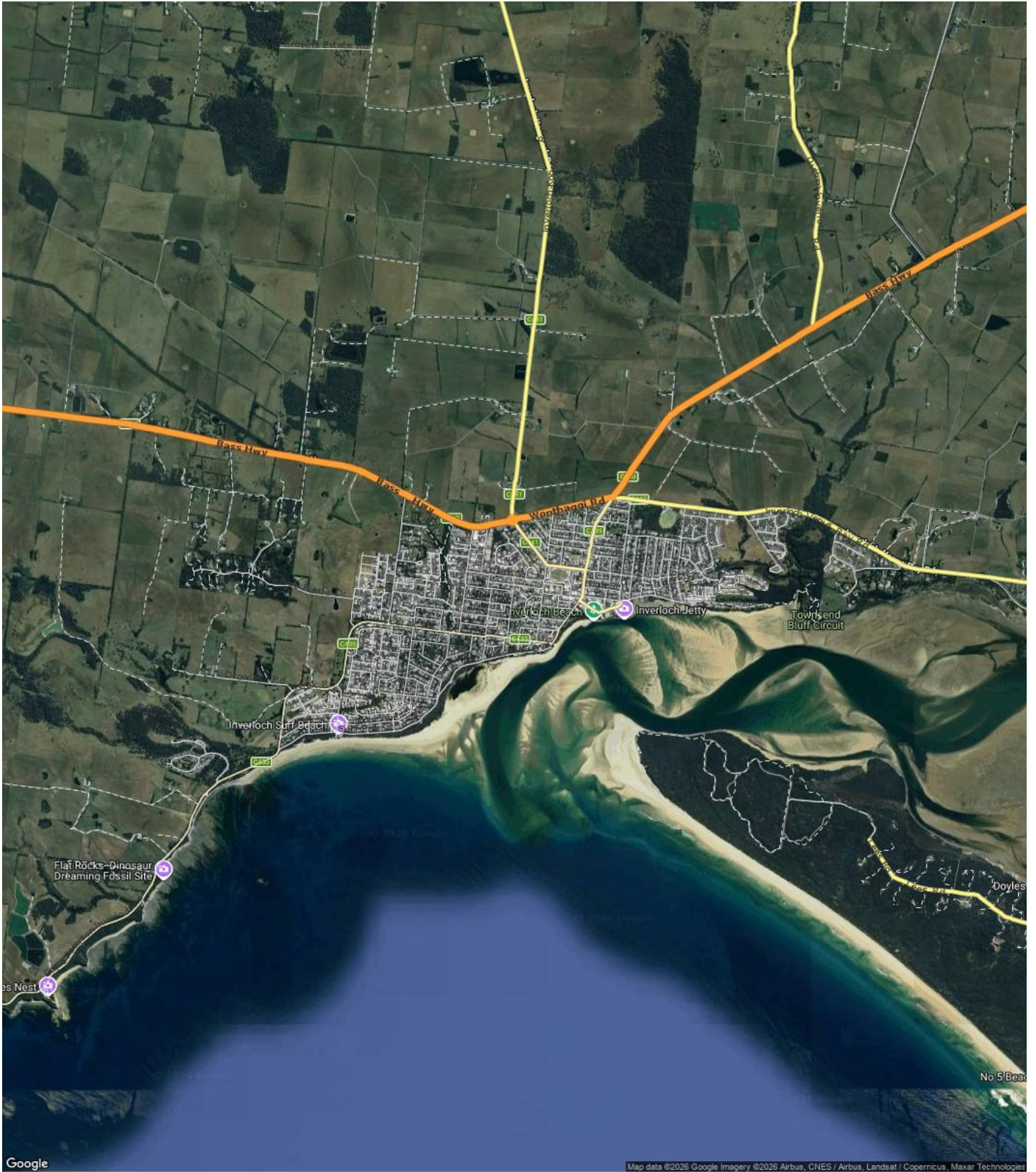
Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



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INVERLOCH - Suburb Map



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INVERLOCH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	194	\$ 330,000	0.0 %	\$ 21,500	\$ 1,375,000
2009	261	\$ 350,000	6.1 %	\$ 90,000	\$ 1,450,000
2010	217	\$ 409,000	16.9 %	\$ 80,000	\$ 1,400,000
2011	150	\$ 441,750	8.0 %	\$ 125,000	\$ 3,200,000
2012	131	\$ 420,000	-4.9 %	\$ 110,000	\$ 1,810,000
2013	185	\$ 437,500	4.2 %	\$ 53,000	\$ 2,400,000
2014	153	\$ 445,000	1.7 %	\$ 100,000	\$ 1,500,000
2015	216	\$ 426,625	-4.1 %	\$ 90,000	\$ 1,700,000
2016	233	\$ 445,000	4.3 %	\$ 150,000	\$ 1,275,000
2017	287	\$ 495,000	11.2 %	\$ 160,000	\$ 1,765,000
2018	212	\$ 599,500	21.1 %	\$ 270,000	\$ 1,700,000
2019	160	\$ 595,000	-0.8 %	\$ 107,000	\$ 1,600,000
2020	225	\$ 670,000	12.6 %	\$ 222,500	\$ 2,556,000
2021	239	\$ 900,000	34.3 %	\$ 190,833	\$ 3,750,000
2022	130	\$ 1,001,000	11.2 %	\$ 450,000	\$ 3,750,000
2023	121	\$ 967,250	-3.4 %	\$ 440,425	\$ 3,200,000
2024	121	\$ 890,000	-8.0 %	\$ 525,000	\$ 2,700,000
2025	180	\$ 845,000	-5.1 %	\$ 200,000	\$ 3,250,000
2026	38	\$ 813,600	-3.7 %	\$ 500,000	\$ 1,685,000

Median Sale Price

\$840k

Based on 163 recorded House sales within the last 12 months (Apr '25 - Mar '26)

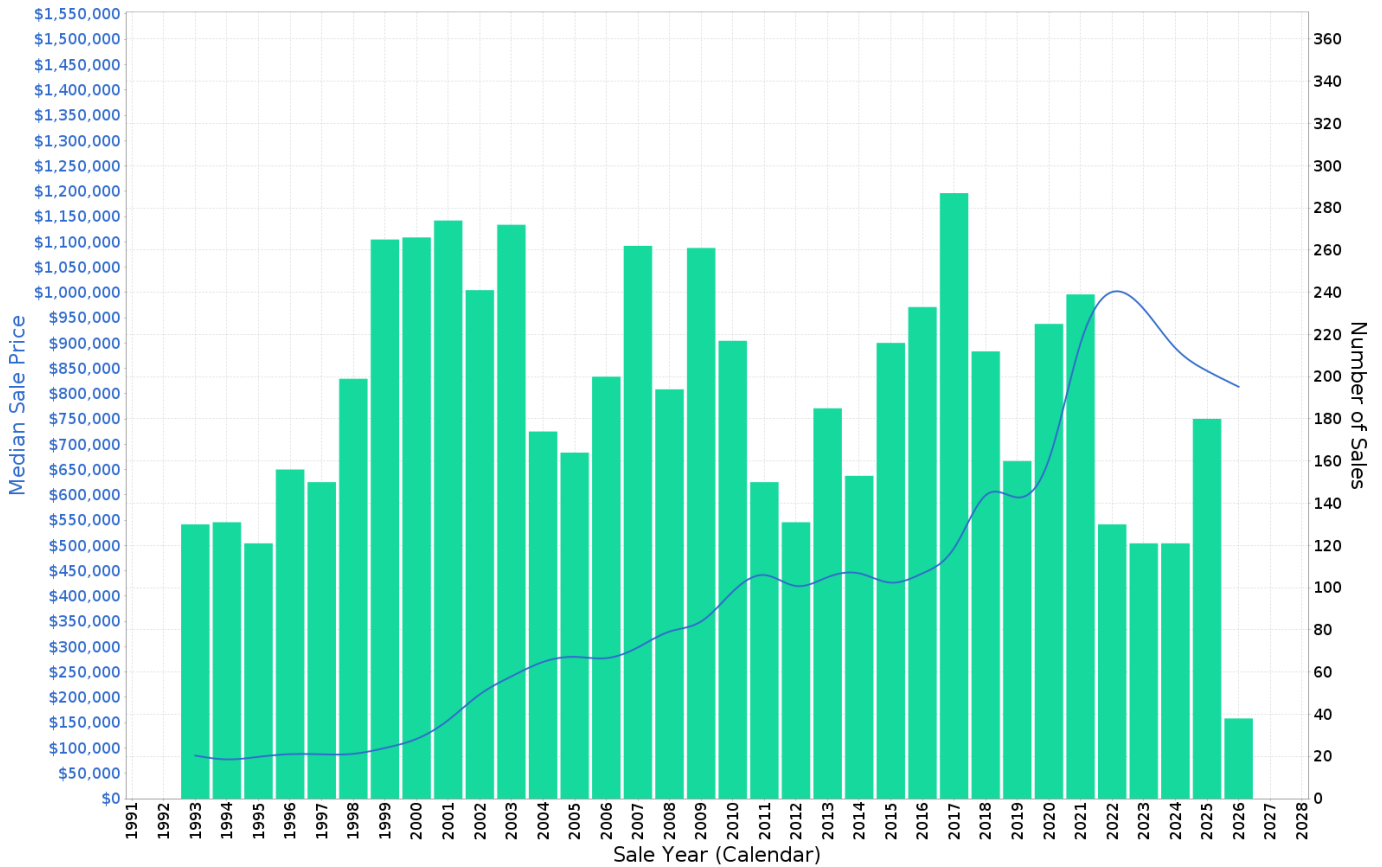
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.2%

Current Median Price: \$840,000
Previous Median Price: \$850,000

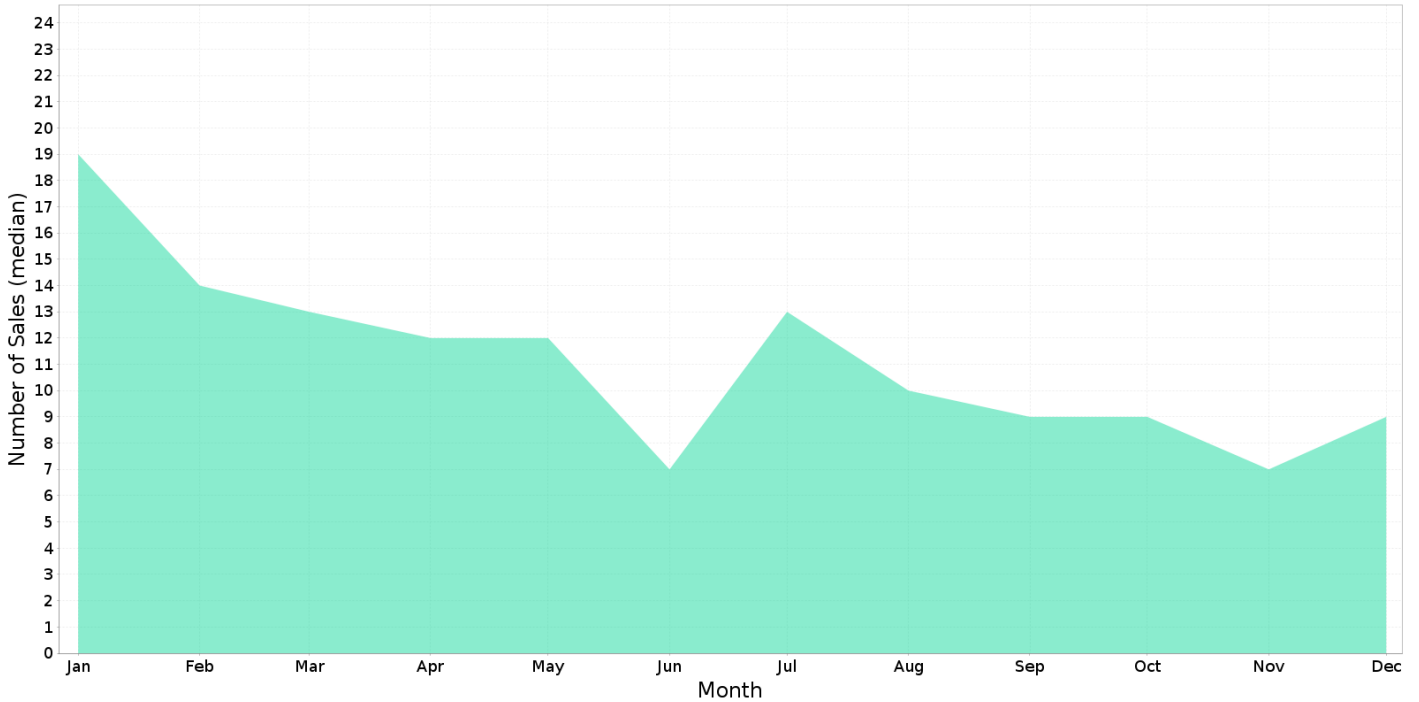
Based on 296 recorded House sales compared over the last two rolling 12 month periods



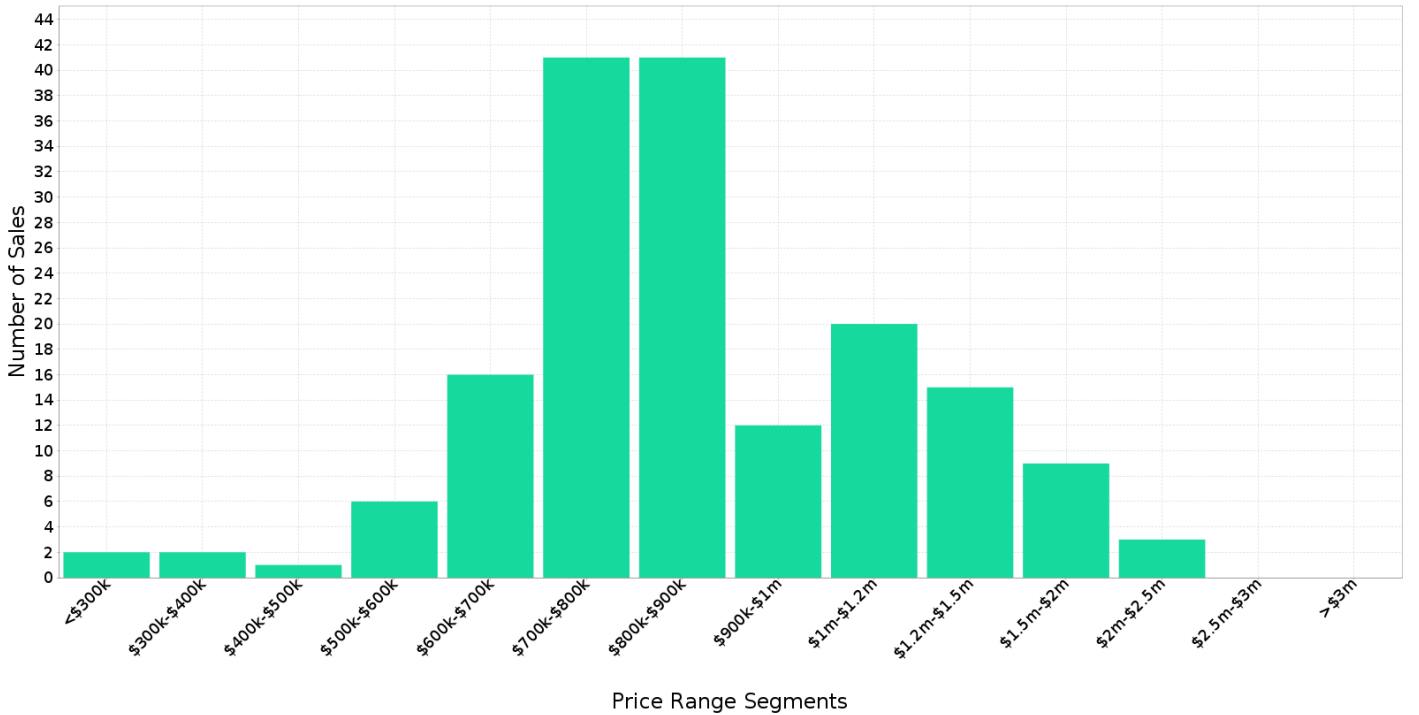
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INVERLOCH - Peak Selling Periods (3 years)



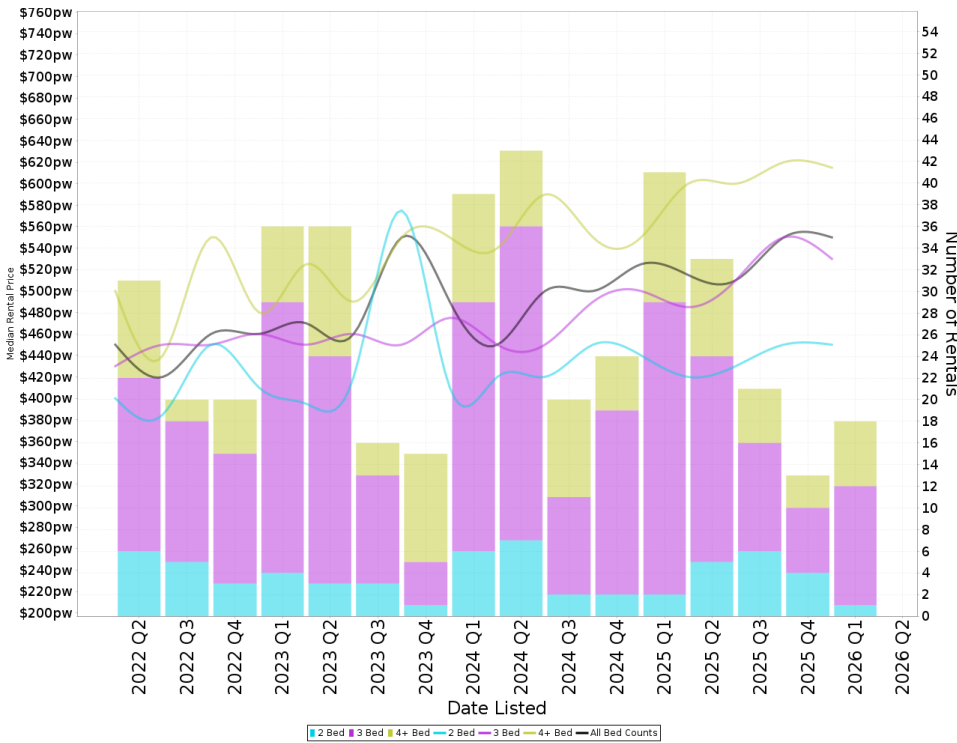
INVERLOCH - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

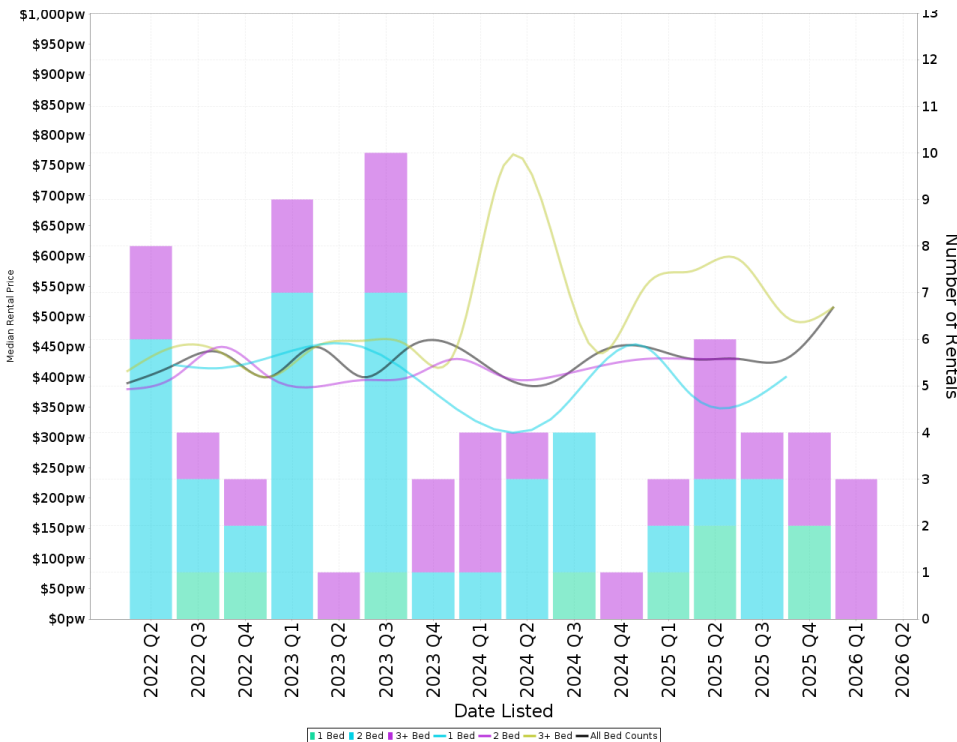
Current Median Price: \$840,000
Previous Median Price: \$850,000
Based on 296 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$840,000
Current Median Rent: \$525
Based on 85 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.5%

Current Median Price: \$757,500
Previous Median Price: \$613,500
Based on 46 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$757,500
Current Median Rent: \$475
Based on 17 registered Unit rentals compared over the last 12 months.

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INVERLOCH - Recently Sold Properties

Median Sale Price

\$840k

Based on 163 recorded House sales within the last 12 months (Apr '25 - Mar '26)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.2%

Current Median Price: \$840,000
Previous Median Price: \$850,000

Based on 296 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

163

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

Based on a rolling 12 month period and may differ from calendar year statistics

36 LOHR AVE

\$1,650,000

558 m² 4 2 2

Sold May 2026
202 Days

10 NAUTILUS RD

\$687,500

616 m² 3 1 1

Sold May 2026
89 Days

5 ALWYN CRT

\$710,000

649 m² 2 1 4

Sold May 2026
81 Days

72 MEANDERRI DR

\$875,000

805 m² 4 2 2

Sold May 2026
26 Days

17 CUTTRISS ST

\$865,000

597 m² 3 1 3

Sold May 2026
61 Days

20 ARTISAN WAY

\$965,000

595 m² 3 2 2

Sold May 2026
N/A

71 FLORIDA AVE

\$693,000

725 m² 3 2 2

Sold May 2026
206 Days

6 ALWYN CRT

\$805,000

589 m² 4 2 2

Sold May 2026
82 Days

70 WOODLAND HEATH DR

\$1,275,000

628 m² 3 2 2

Sold May 2026
N/A

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7 STEWART AVE

\$785,000

896 m² 4 2 2

2026
Apr
30 Days

11 MESSMATE TCE

\$910,000

931 m² 4 3 2

2026
Apr
30 Days

1 SANDY MOUNT AVE

\$1,250,000

606 m² 5 2 2

2026
Apr
30 Days

5 HONEYEATER CCT

\$830,000

506 m² 3 2 2

2026
Apr
133 Days

53 LOHR AVE

\$1,350,000

581 m² 4 2 2

2026
Apr
N/A

9 WILSON AVE

\$735,000

548 m² 4 2 2

2026
Apr
153 Days

21 LOMANDRA DR

\$855,000

RayWhite

416 m² 4 2 2

2026
Apr
129 Days

21 ACACIA CRT

\$1,150,000

724 m² 4 2 2

2026
Apr
35 Days

22 PYMBLE AVE

\$645,000

657 m² 3 1 2

2026
Apr
22 Days

36 CUTTRISS ST

\$650,000

573 m² 3 1 1

2026
Apr
66 Days

2 SARAH CRT

\$389,000

94 m² 2 1 1

2026
Apr
101 Days

8 ROYAL PDE

\$900,000

816 m² 3 2 2

2026
Apr
101 Days

INVERLOCH - Properties For Rent

Median Rental Price

\$525 /w

Based on 85 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.2%

Current Median Price: \$840,000
Current Median Rent: \$525

Based on 163 recorded House sales and 85 House rentals compared over the last 12 months

Number of Rentals

85

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

Based on a rolling 12 month period and may differ from calendar year statistics

57 DIXON STREET

\$470 per week

May 2026
2 Days

947 m² 3 1 1

7 HEADLAND WAY

\$420 per week

May 2026
5 Days

615 m² 1 1 1

45 CASHIN STREET

\$500 per week

May 2026
7 Days

609 m² 3 1 2

16 PIER ROAD

\$510 per week

May 2026
11 Days

673 m² 3 2 1

22 SURF PARADE

\$600 per week

May 2026
18 Days

1,115 m² 4 2 4

39B HALFORD STREET

\$535 per week

May 2026
14 Days

401 m² 3 2 -

86 HALFORD STREET

\$620 per week

May 2026
17 Days

723 m² 3 2 3

50 WILLIAMS STREET

\$540 per week

May 2026
17 Days

669 m² 3 2 4

84 HALFORD STREET

\$520 per week

May 2026
17 Days

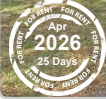
748 m² 3 2 3

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18 GOLF STREET

\$480 per week



451 m²

3

1

4

9 TEA TREE COURT

\$820 per week



811 m²

5

2

2

What Clients Say



SHOULD LEAVE OTHERS IN AWE

Leo is indeed that breath of fresh air. His network, care and honest approach to myself paid dividends - Property SOLD!

Wendy Luke | Seller of 25 Nation Court, Inverloch



COMPLETE CONFIDENCE IN LEO

We expected to approach more than one agent & Leo was our first contact. However after meeting with Leo we saw no need to approach other agents. Sold for a great price in just 9 days!

John & Wendy Major | Sellers of 98 Woodland Heath Drive, Inverloch



EXCELLENT RESULT

Leo puts his heart and soul into helping his clients. I still can't believe it happened this way - you put so much into your work - thank you!

Joyce Burney | Seller of 15 Beach Avenue, Inverloch



ABOVE & BEYOND EXPECTATIONS

Thank you for all your hard work, expertise and for achieving a 'lifechanging' result for me

Jo Choyce | Seller of 32 Halford Street, Inverloch





Thinking of Selling?

Planning to sell your property in the next 12 months? Enhancing its appeal and potential selling price is easily achievable through minor renovations or refurbishments. From a fresh coat of paint and landscaping to updated flooring, cabinets, and light fixtures, these quick and simple home upgrades can make a significant impact.

However, it's important to avoid wasting money on improvements that won't truly enhance your sale price.

To assist you further, **I offer a complimentary 15-minute service to provide you with valuable advice.** Feel free to give me a call, as this information is completely free and comes with no obligation.

What's Involved?

When preparing to enter the market, it's important to be aware of various factors, particularly the financial aspects.

This includes considerations such as solicitor fees, moving costs, marketing expenses, fees, and commission.



Message from Leo Edwards

As the market continues to shift it's never been more important to work with an agent that will tell you the truth and market your property to an unmatched online audience to achieve the best market result.

There are currently large stock levels on the market across the Bass Coast most of which have now been on the market for over 90 days! Some as long as 750 days! We're proud as an agency to have still maintained an average days on market of less than 60 while still driving excellent results for our sellers.

Accurate pricing of properties is more important than ever and while it's tempting to choose an agent that promises you the highest price, **ALWAYS** ask about their list price to sell price ratio. \$1,050,000 is currently the record by a local agent in 2024 for a reduction in the listed price to eventual sales price!

We've worked hard over the last six years to develop a system that eliminates the risk of overpricing or underselling your home, meaning better results in a shorter time with complete transparency.

Speak to us today for an honest opinion without the bull#@%!



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*Find out what
our home sellers
are saying....*



SCAN ME



★★★
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