

Inverloch

• SUBURB MARKET REPORT •



Leo Edwards

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INVERLOCH
REALTY

[@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.

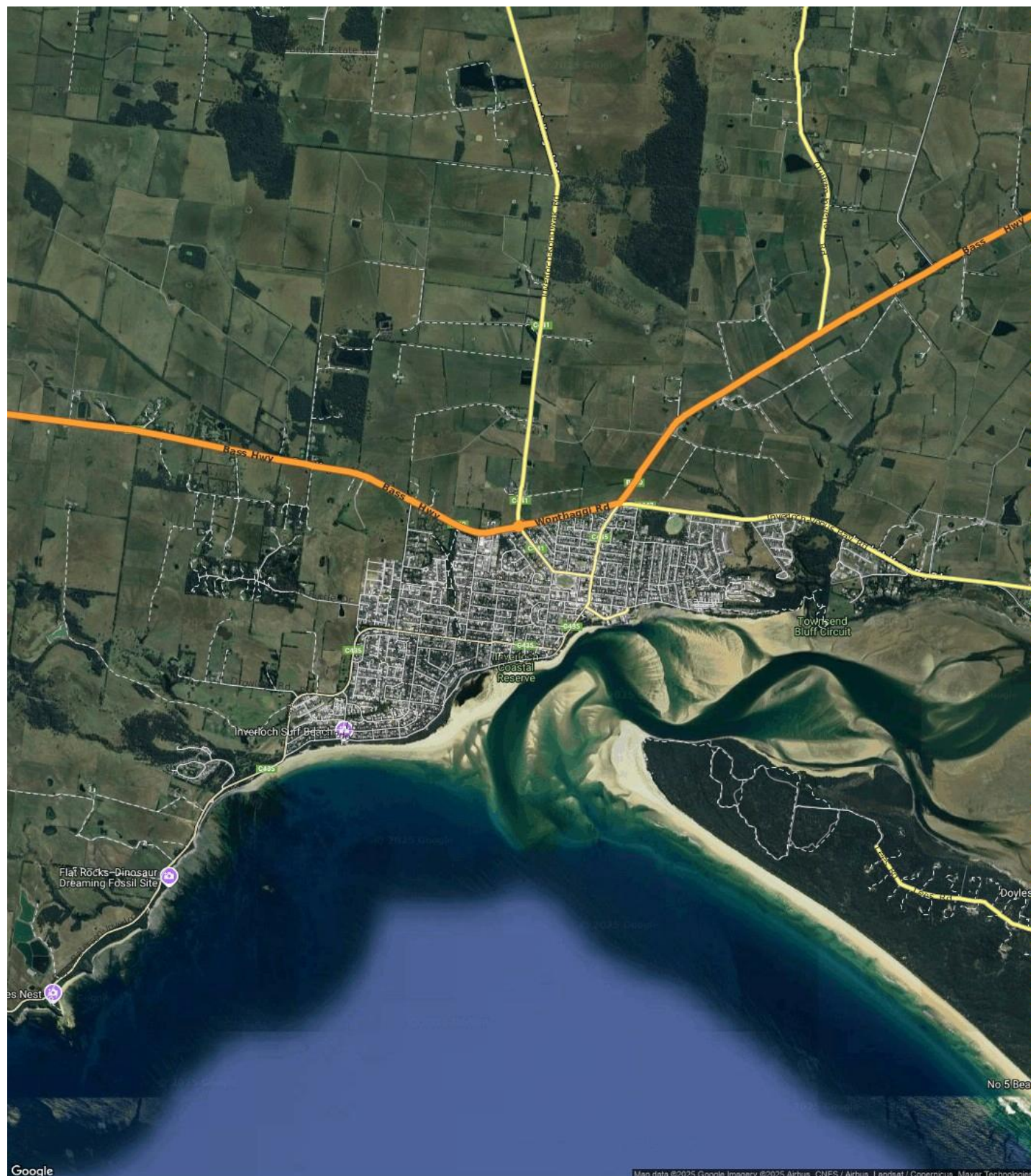
Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



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INVERLOCH - Suburb Map



This report has been compiled on 10/07/2025 by Leo Edwards. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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INVERLOCH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	262	\$ 298,772	0.0 %	\$ 11,000	\$ 1,100,000
2008	194	\$ 330,000	10.5 %	\$ 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	184	\$ 438,750	4.5 %	\$ 53,000	\$ 2,400,000
2014	153	\$ 445,000	1.4 %	\$ 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	60	\$ 820,000	-7.9 %	\$ 450,000	\$ 1,730,000

Median Sale Price

\$825k

Based on 113 recorded House sales within the last 12 months (Financial Year 2025)

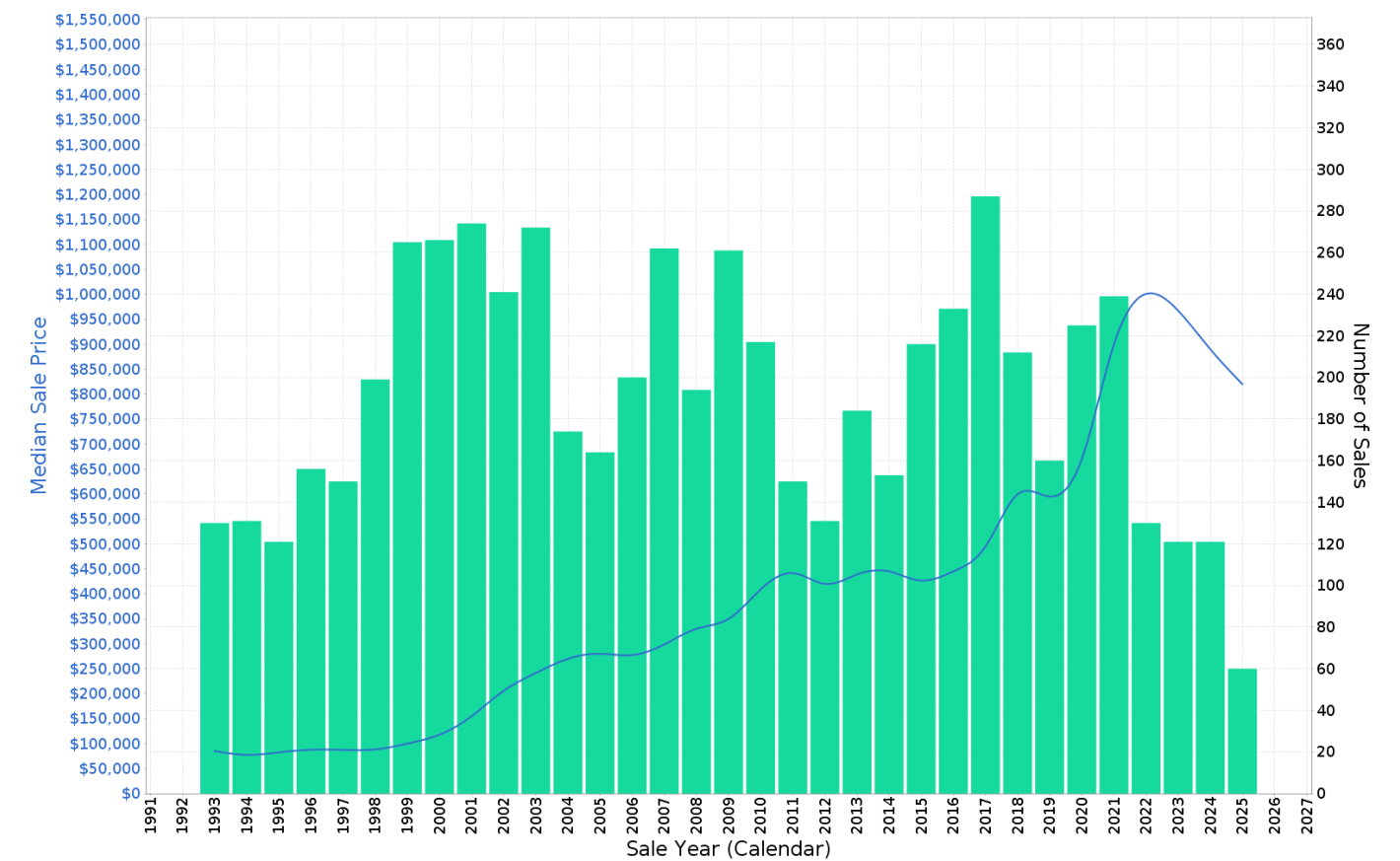
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

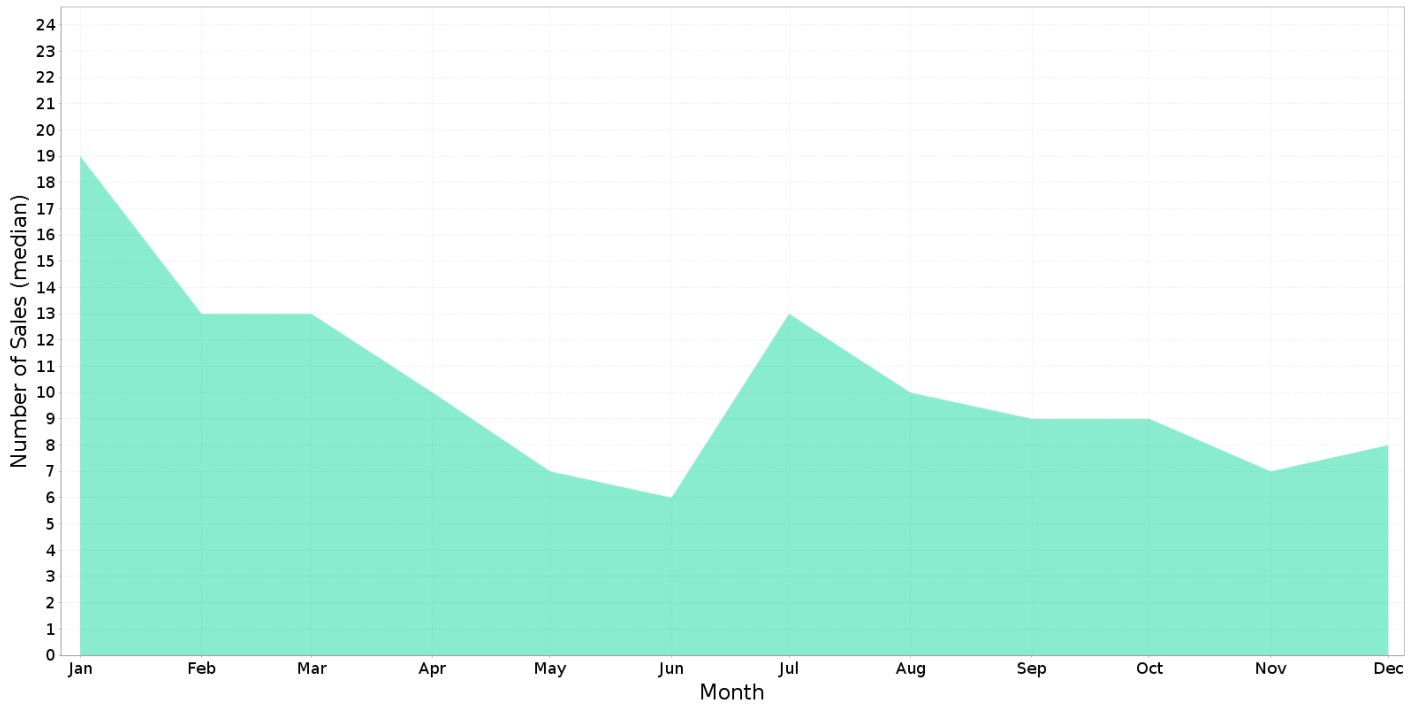
-7.0%

Current Median Price: \$825,000
Previous Median Price: \$887,500

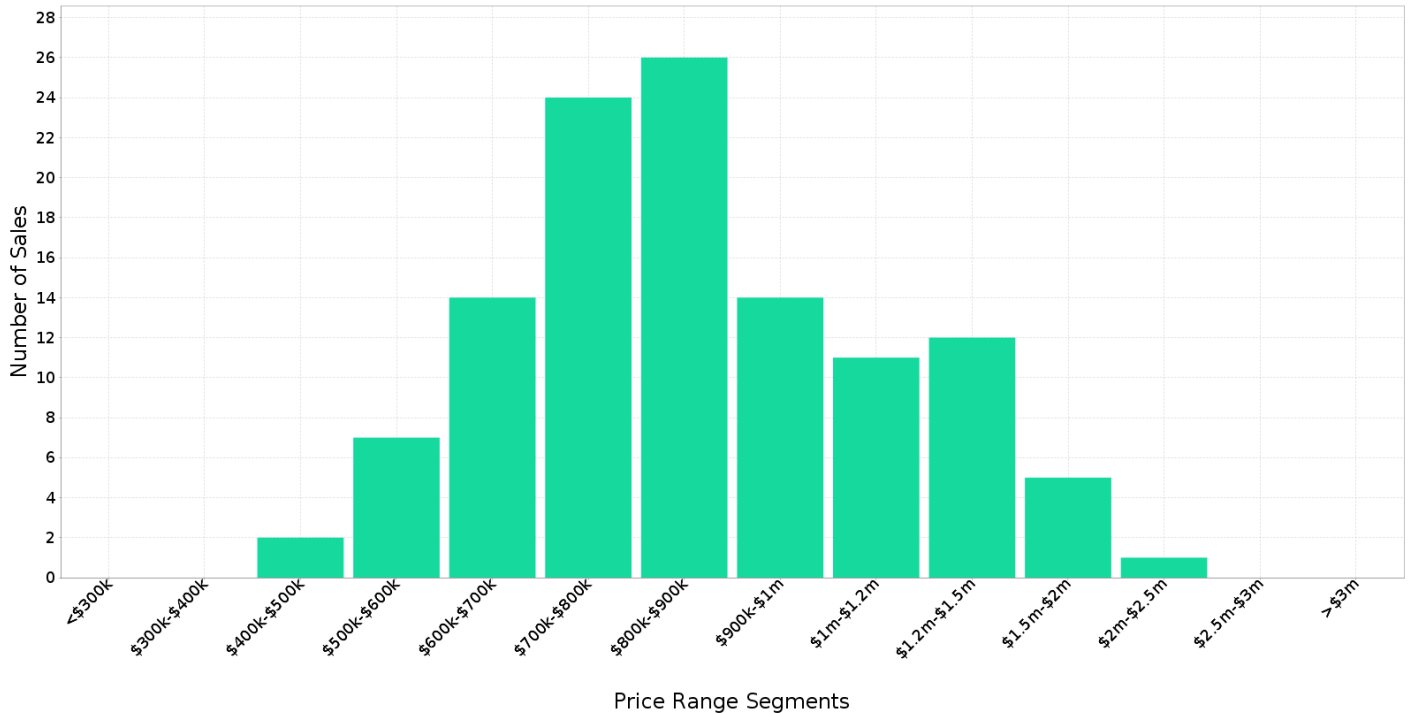
Based on 233 recorded House sales compared over the last two rolling 12 month periods



INVERLOCH - Peak Selling Periods (3 years)



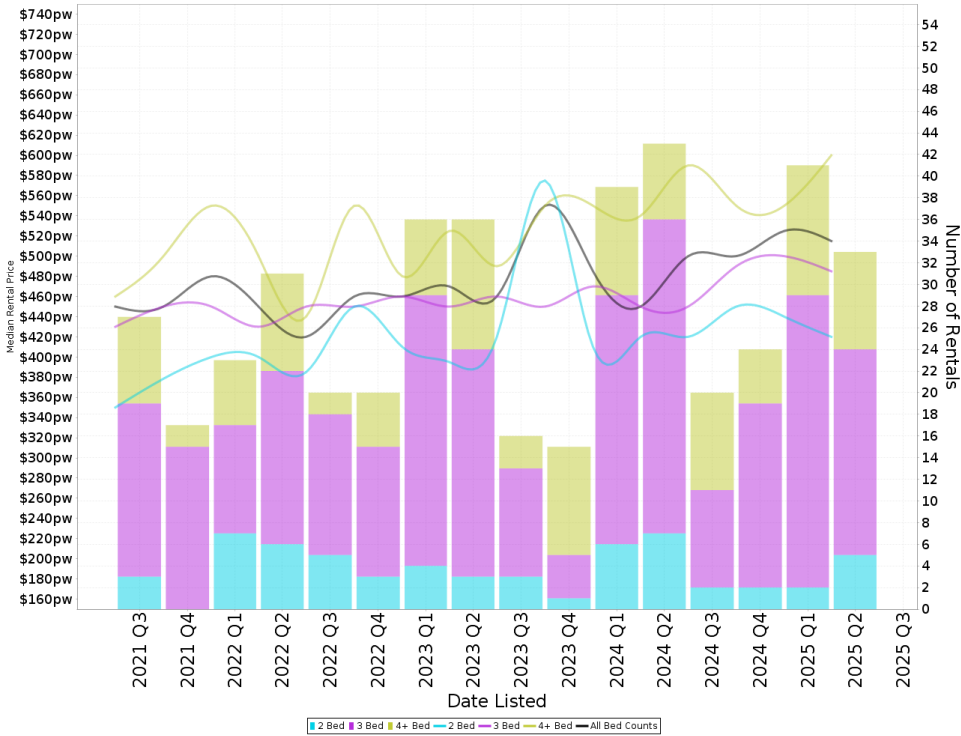
INVERLOCH - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$825,000
Previous Median Price: \$887,500

Based on 233 registered House sales compared over the last two rolling 12 month periods.

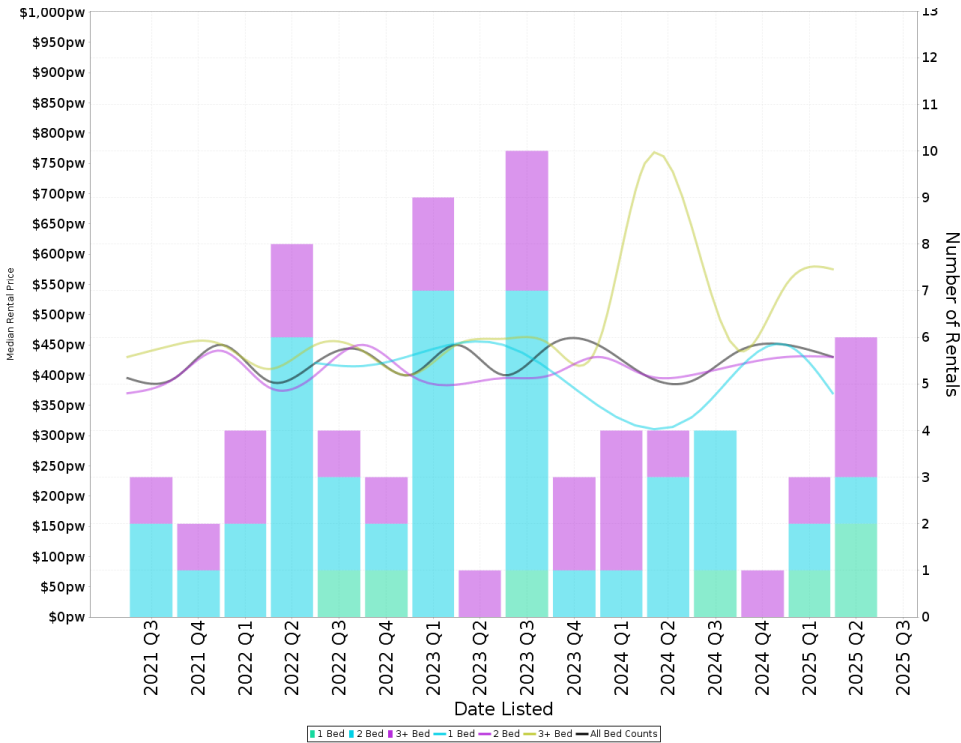
Suburb Rental Yield

+3.2%

Current Median Price: \$825,000
Current Median Rent: \$515

Based on 118 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.6%

Current Median Price: \$627,000
Previous Median Price: \$790,000

Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$627,000
Current Median Rent: \$430

Based on 14 registered Unit rentals compared over the last 12 months.

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INVERLOCH - Recently Sold Properties

Median Sale Price
\$825k

Based on 113 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
-7.0%

Current Median Price: \$825,000
Previous Median Price: \$887,500

Based on 233 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
113

Based on recorded House sales within the 12 months (Financial Year 2025)

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

18 OVERLOOK DR

\$800,000

681 m² 3 2 2

Sold Jul 2025 253 Days

32-42 ULLATHORNES RD

\$295,000

2.02 ha 2 1 1

Sold Jul 2025 297 Days

21 NORMAN RD

\$720,000

698 m² 3 1 2

Sold Jul 2025 150 Days

17 LAVINGTON ST

\$750,000

1,189 m² 2 2 4

Sold Jul 2025 150 Days

23 REGATTA PL

\$745,000

586 m² 2 2 2

Sold Jul 2025 426 Days

6 THE COVE

\$1,020,000

720 m² 4 2 2

Sold Jun 2025 68 Days

1/16 HEATHER GR

\$665,000

457 m² 2 2 1

Sold Jun 2025 52 Days

16 PIER RD

\$790,000

673 m² 3 2 3

Sold Jun 2025 81 Days

98 MEANDERRI DR

\$832,000

758 m² 4 2 2

Sold Jun 2025 124 Days

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58 MEANDERRI DR

\$815,000

781 m² 4 2 2

Sold Jun 2025 67 Days

24 YOULL GR

\$825,000

984 m² 3 2 2

Sold Jun 2025 45 Days

1/30 HALFORD ST

\$790,000

373 m² 3 2 1

Sold Jun 2025 244 Days

18 BIRD ST

\$700,000

893 m² 4 3 2

Sold Jun 2025 103 Days

8A HIGH ST

\$750,000

377 m² 2 2 2

Sold Jun 2025 275 Days

4 WESTERN ST

\$1,400,000

915 m² 4 2 3

Sold Jun 2025 165 Days

58 BEACHCOMBER DR

\$890,000

619 m² 3 2 2

Sold Jun 2025 117 Days

57 DIXON ST

\$545,000

947 m² 3 1 1

Sold Jun 2025 N/A

22 ROYAL PDE

\$750,000

816 m² 4 2 4

Sold Jun 2025 N/A

28 VIEW ST

\$810,000

877 m² 4 2 -

Sold Jun 2025 235 Days

310 TOORAK RD

\$400,000

4013 m² - - -

Sold Jun 2025 N/A

16 VICTORIA ST

\$715,000

759 m² 3 2 1

Sold May 2025 193 Days

INVERLOCH - Properties For Rent

Median Rental Price

\$515 /w

Based on 118 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+3.2%

Current Median Price: \$825,000
Current Median Rent: \$515

Based on 113 recorded House sales and 118 House rentals compared over the last 12 months

Number of Rentals

118

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

8/2-4 PYMBLE AVENUE

\$440 per week

194 m² 2 1 1

Jul 2025 7 Days

85 BAYVIEW AVENUE

\$430 per week

664 m² 2 2 1

2025 7 Days

2 BELINDA STREET

\$485 per week

342 m² 3 2 1

Jul 2025 9 Days

52 GRANDVIEW GROVE

\$420 per week

675 m² 2 1 1

Jul 2025 10 Days

7 CLIFFY PLACE

\$580 per week

615 m² 4 2 2

Jun 2025 15 Days

7 GORDON AVENUE

\$450 per week

527 m² 3 1 3

Jun 2025 23 Days

25B VERONICA STREET

\$440 per week

729 m² 3 1 1

2025 10 Days

14 GOLF STREET

\$425 per week

388 m² 3 1 1

Jun 2025 31 Days

53A FLORIDA AVENUE

\$515 per week

300 m² 2 2 1

Jun 2025 38 Days

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21 VERONICA STREET

\$475 per week

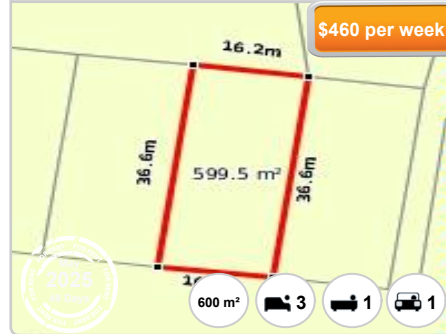


500 m²



23 KENNETH STREET

\$460 per week



600 m²



4 CAPRI PLACE

\$1200 per week



391 m²



2/1 HIGH STREET

\$750



488 m²



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 accross 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

