

# *Inverloch*

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• SUBURB MARKET REPORT •



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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](http://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](http://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.

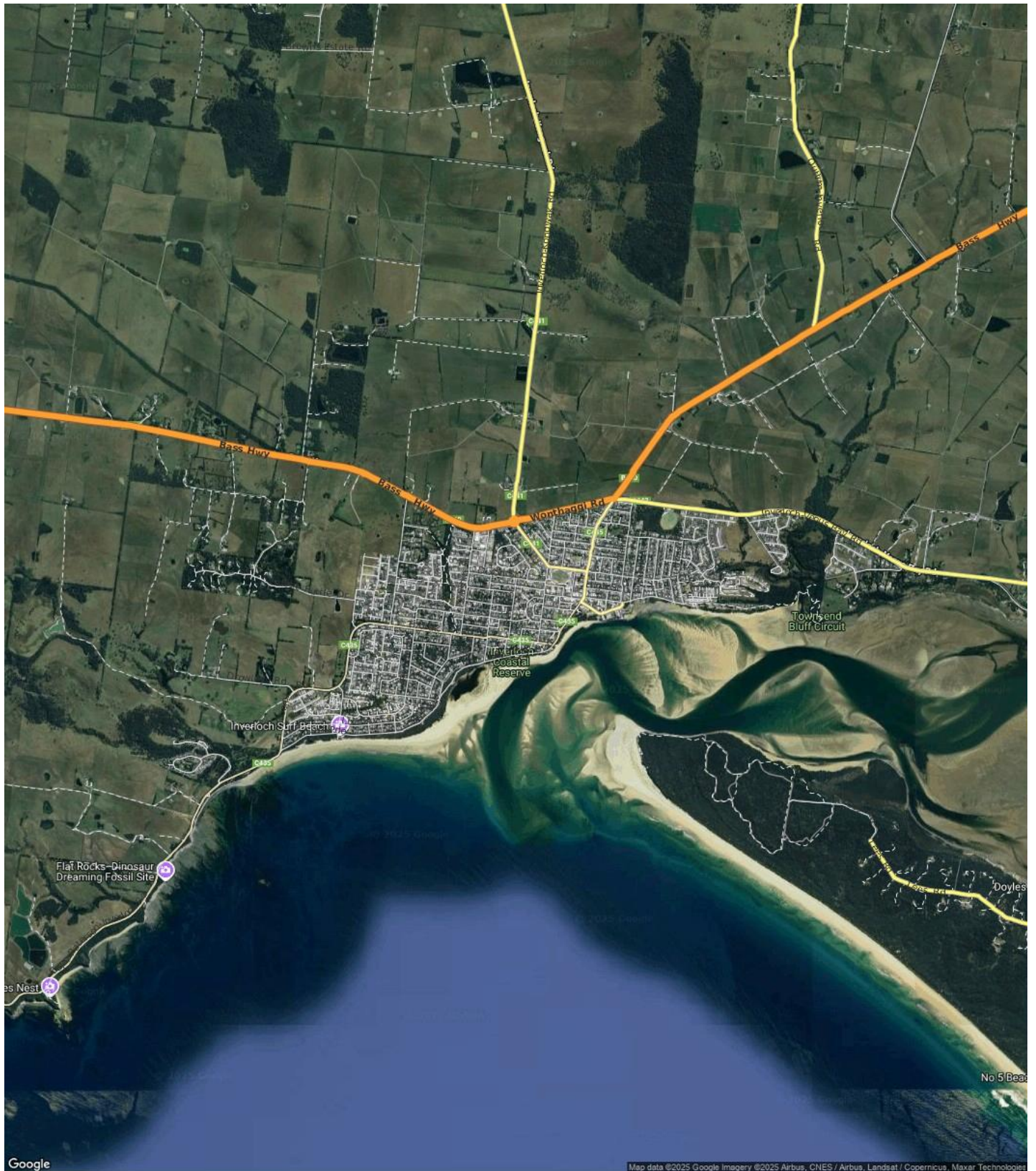


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## INVERLOCH - Suburb Map



This report has been compiled on 15/06/2025 by Leo Edwards. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://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	53	\$ 820,000	-7.9 %	\$ 450,000	\$ 1,730,000

Median Sale Price

\$845k

Based on 125 recorded House sales within the last 12 months (Apr '24 - Mar '25)

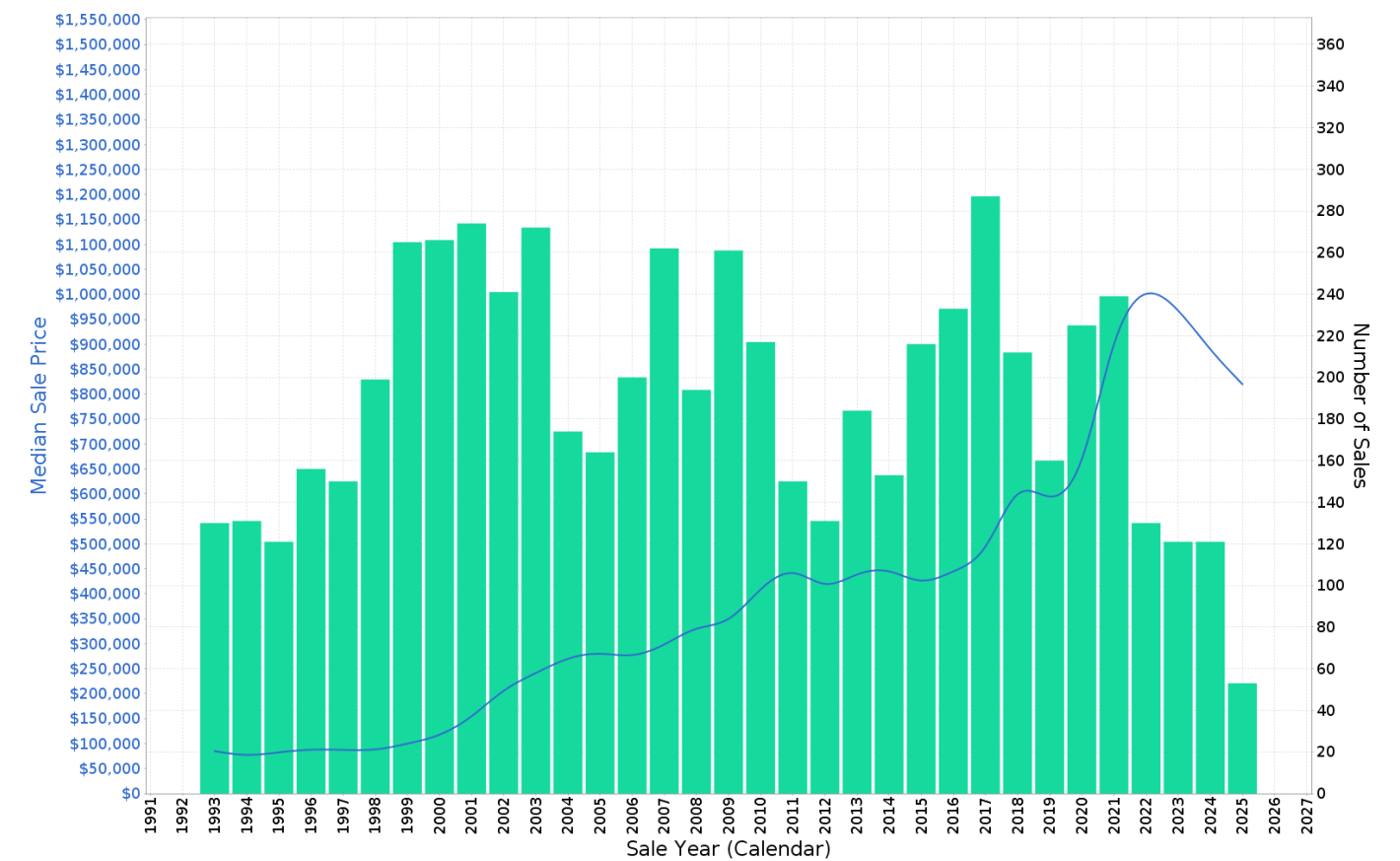
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

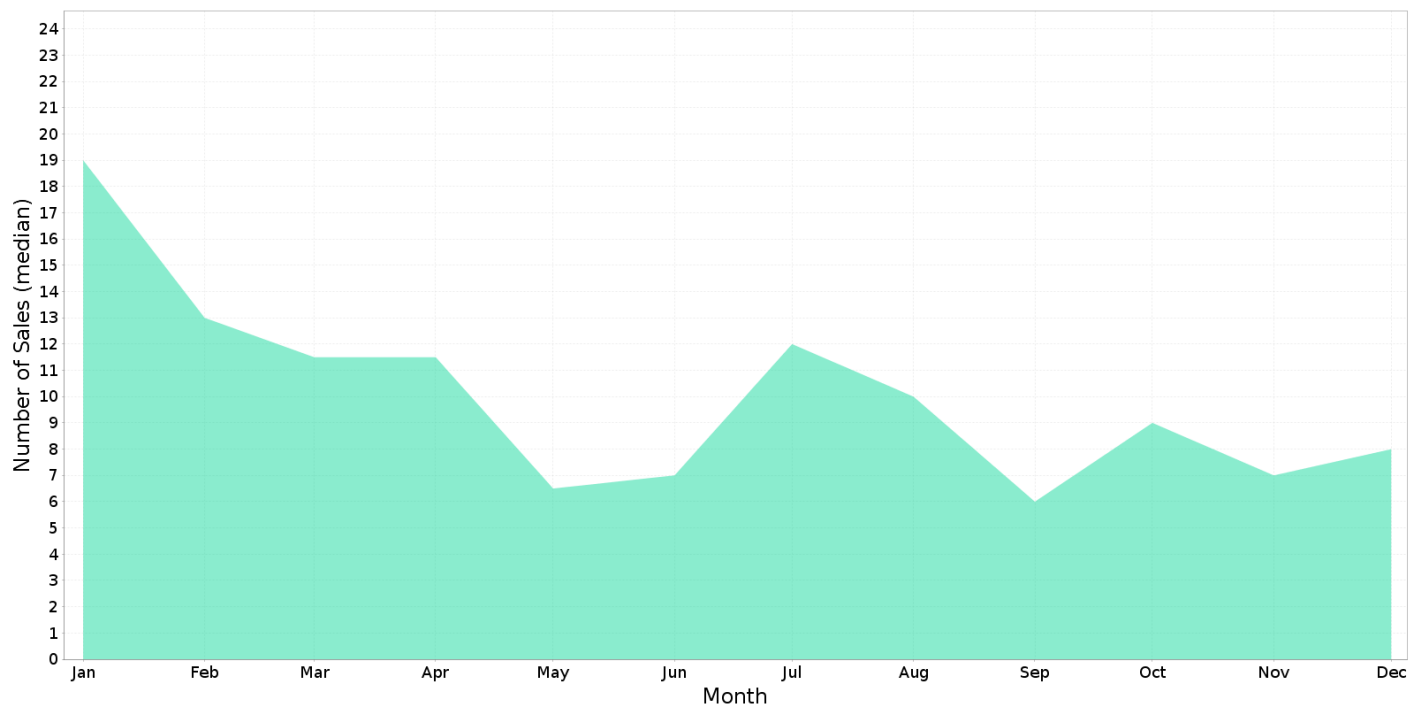
-6.2%

Current Median Price: \$845,000  
Previous Median Price: \$901,000

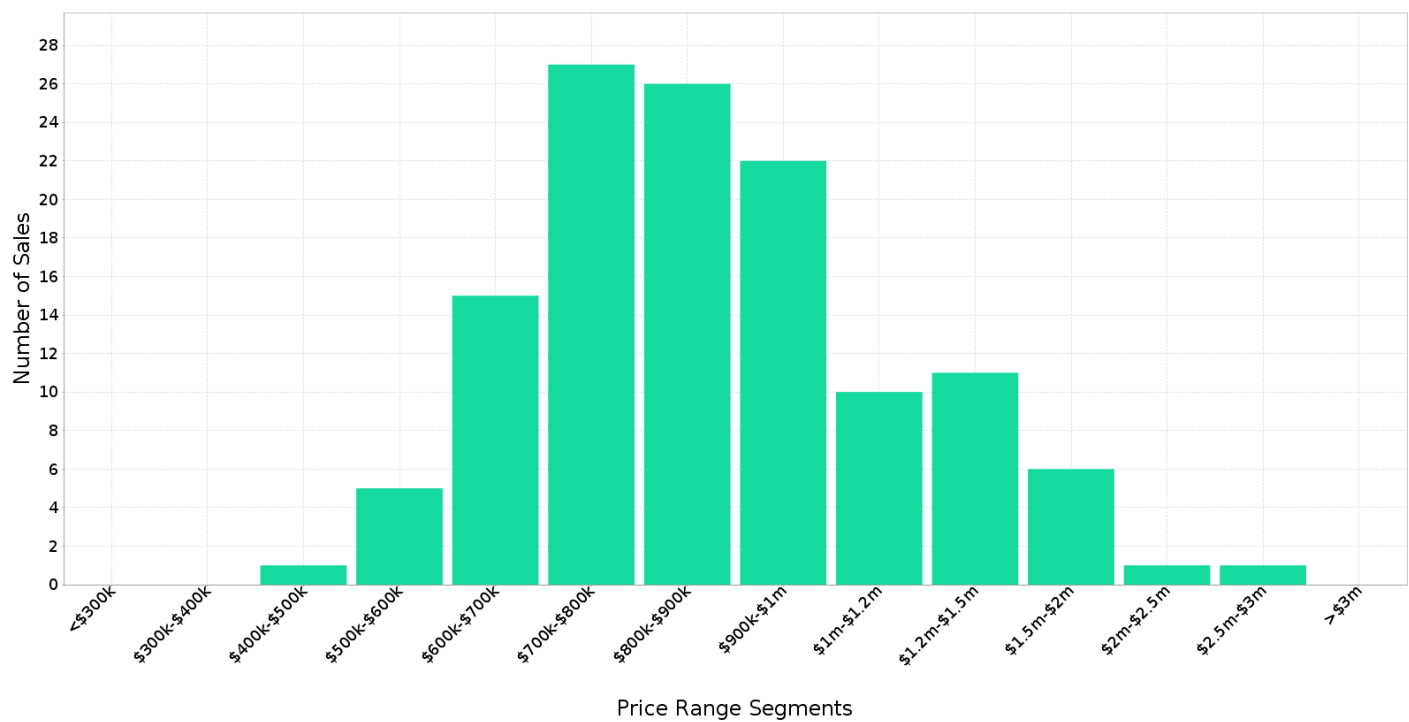
Based on 245 recorded House sales compared over the last two rolling 12 month periods



# INVERLOCH - Peak Selling Periods (3 years)

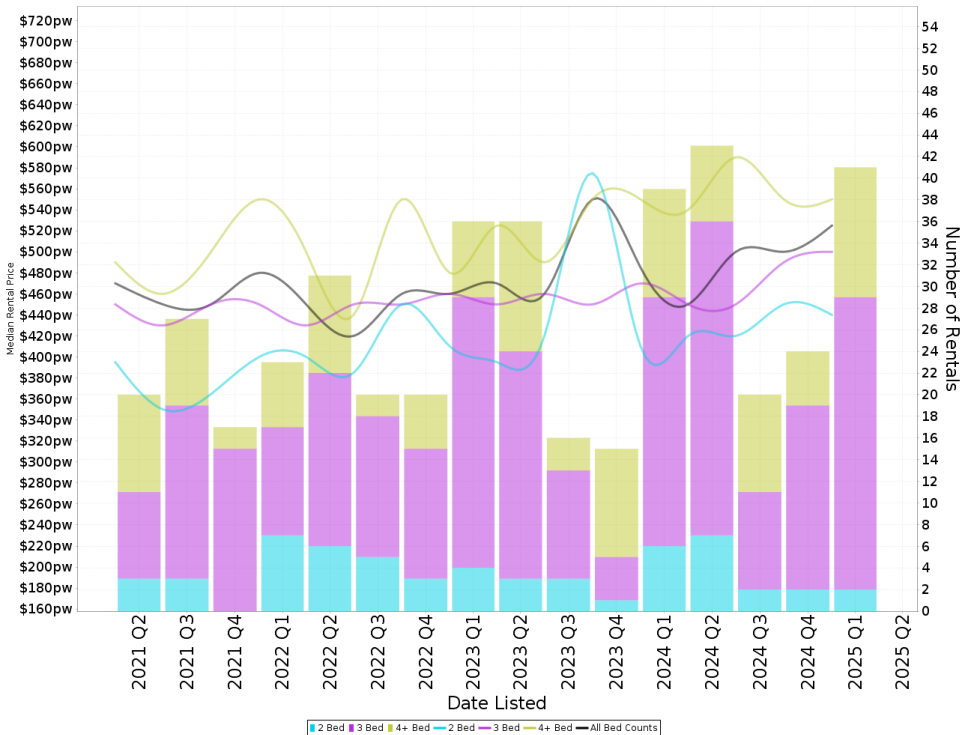


# INVERLOCH - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.2%**

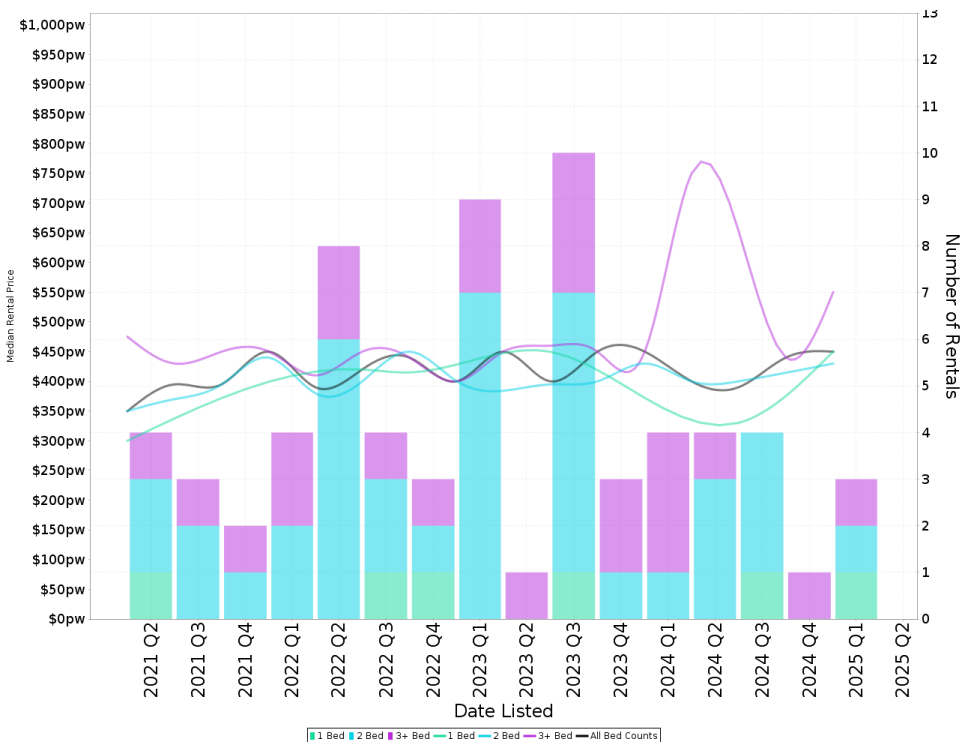
**Current Median Price: \$845,000**  
**Previous Median Price: \$901,000**  
 Based on 245 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

**Current Median Price: \$845,000**  
**Current Median Rent: \$490**  
 Based on 128 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-25.5%**

**Current Median Price: \$600,000**  
**Previous Median Price: \$805,000**  
 Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

**Current Median Price: \$600,000**  
**Current Median Rent: \$430**  
 Based on 12 registered Unit rentals compared over the last 12 months.

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# INVERLOCH - Recently Sold Properties

Median Sale Price

**\$845k**

Based on 125 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

**-6.2%**

Current Median Price: \$845,000  
Previous Median Price: \$901,000

Based on 245 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**125**

Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

**8A HIGH ST**

**\$750,000**

377 m<sup>2</sup> 2 2 2

Sold Jun 2025 275 Days

**4 WESTERN ST**

**\$1,400,000**

915 m<sup>2</sup> 4 2 3

Sold Jun 2025 165 Days

**58 BEACHCOMBER DR**

**\$890,000**

619 m<sup>2</sup> 3 2 2

Sold Jun 2025 117 Days

**57 DIXON ST**

**\$545,000**

947 m<sup>2</sup> 3 1 1

Sold Jun 2025 N/A

**22 ROYAL PDE**

**\$750,000**

816 m<sup>2</sup> 4 2 4

Sold Jun 2025 N/A

**28 VIEW ST**

**\$810,000**

877 m<sup>2</sup> 4 2 -

Sold Jun 2025 235 Days

**16 VICTORIA ST**

**\$715,000**

759 m<sup>2</sup> 3 2 1

Sold May 2025 193 Days

**15 CUTTRISS ST**

**\$725,000**

568 m<sup>2</sup> 2 1 2

Sold May 2025 11 Days

**8 HAMILTON ST**

**\$580,000**

602 m<sup>2</sup> 3 1 2

Sold May 2025 160 Days

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**29 VERONICA ST**

**\$1,720,000**

**SOLD** May 2025  
142 Days

743 m<sup>2</sup> 5 3 2

**27 GLENDALE CRT**

**\$1,000,000**

**SOLD** May 2025  
71 Days

843 m<sup>2</sup> 4 2 4

**47 PIER RD**

**\$500,000**

**SOLD** May 2025  
119 Days

593 m<sup>2</sup> 3 1 2

**7 HILLSIDE AVE**

**\$820,000**

**SOLD** May 2025  
167 Days

602 m<sup>2</sup> 2 1 1

**34 GOLF ST**

**\$840,000**

**SOLD** May 2025  
105 Days

304 m<sup>2</sup> 4 2 2

**15 ASCOT PL**

**\$580,000**

**SOLD** May 2025  
13 Days

771 m<sup>2</sup> 3 1 -

**3/31 ABECKETT ST**

**\$860,000**

**SOLD** May 2025  
100 Days

203 m<sup>2</sup> 4 2 2

**3 FLORIDA AVE**

**\$1,457,500**

**SOLD** May 2025  
132 Days

692 m<sup>2</sup> 5 3 2

**11 JOHN ST**

**\$750,000**

**SOLD** May 2025  
10 Days

538 m<sup>2</sup> 4 2 1

**7 GRANDVIEW GR**

**\$785,000**

**SOLD** Apr 2025  
15 Days

109 m<sup>2</sup> 3 2 4

**20 MARION CRT**

**\$605,000**

**SOLD** Apr 2025  
145 Days

644 m<sup>2</sup> 3 1 2

**10 YOULL GR**

**\$590,000**

**SOLD** Apr 2025  
29 Days

648 m<sup>2</sup> 3 1 1



# INVERLOCH - Properties For Rent

## Median Rental Price

**\$490 /w**

Based on 128 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

## Rental Yield

**+3.0%**

Current Median Price: \$845,000  
Current Median Rent: \$490

Based on 125 recorded House sales and 128 House rentals compared over the last 12 months

## Number of Rentals

**128**

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

**20 TOORAK ROAD**

**\$461 per week**

3 Days

863 m<sup>2</sup> 3 2 1

**25B VERONICA STREET**

**\$440 per week**

3 Days

729 m<sup>2</sup> 3 1 1

**8 BRUCE STREET**

**\$395 per week**

6 Days

645 m<sup>2</sup> 2 1 1

**14 GOLF STREET**

**\$440 per week**

6 Days

388 m<sup>2</sup> 3 1 1

**53A FLORIDA AVENUE**

**\$515 per week**

11 Days

300 m<sup>2</sup> 2 2 1

**32 ANSER PLACE**

**\$580 per week**

19 Days

648 m<sup>2</sup> 4 2 2

**21 VERONICA STREET**

**\$475 per week**

24 Days

500 m<sup>2</sup> 3 1 1

**23 KENNETH STREET**

**\$460 per week**

24 Days

600 m<sup>2</sup> 3 1 1

**4 CAPRI PLACE**

**\$1200 per week**

31 Days

391 m<sup>2</sup> 4 3 2

**3 ASCOT PLACE**

**\$480 per week**

760 m<sup>2</sup> 3 2 2

May 2025  
39 Days

**5 LOMANDRA DRIVE**

**\$530 per week**

402 m<sup>2</sup> 3 2 2

May 2025  
39 Days

**1/30 HALFORD STREET**

**\$500 per week**

373 m<sup>2</sup> 3 2 1

May 2025  
41 Days

**21 TAMARA CRESCENT**

**\$560 per week**

577 m<sup>2</sup> 4 2 2

May 2025  
41 Days

**7 BEACON COURT**

**\$520 per week**

1,867 m<sup>2</sup> 4 2 2

May 2025  
45 Days

**15 KENNETH STREET**

**\$495 per week**

612 m<sup>2</sup> 3 2 1

May 2025  
46 Days

**15 KENNETH STREET**

**\$495 per week**

612 m<sup>2</sup> 3 2 1

Apr 2025  
47 Days

**2/22 BEATON PLACE**

**\$450 per week**

535 m<sup>2</sup> 2 1 1

Apr 2025  
53 Days

**2/1 HIGH STREET**

**\$750**

488 m<sup>2</sup> 2 1 1

Jan 2025  
496 Days



# 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**

★★★  
**INVERLOCH**  
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