

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.

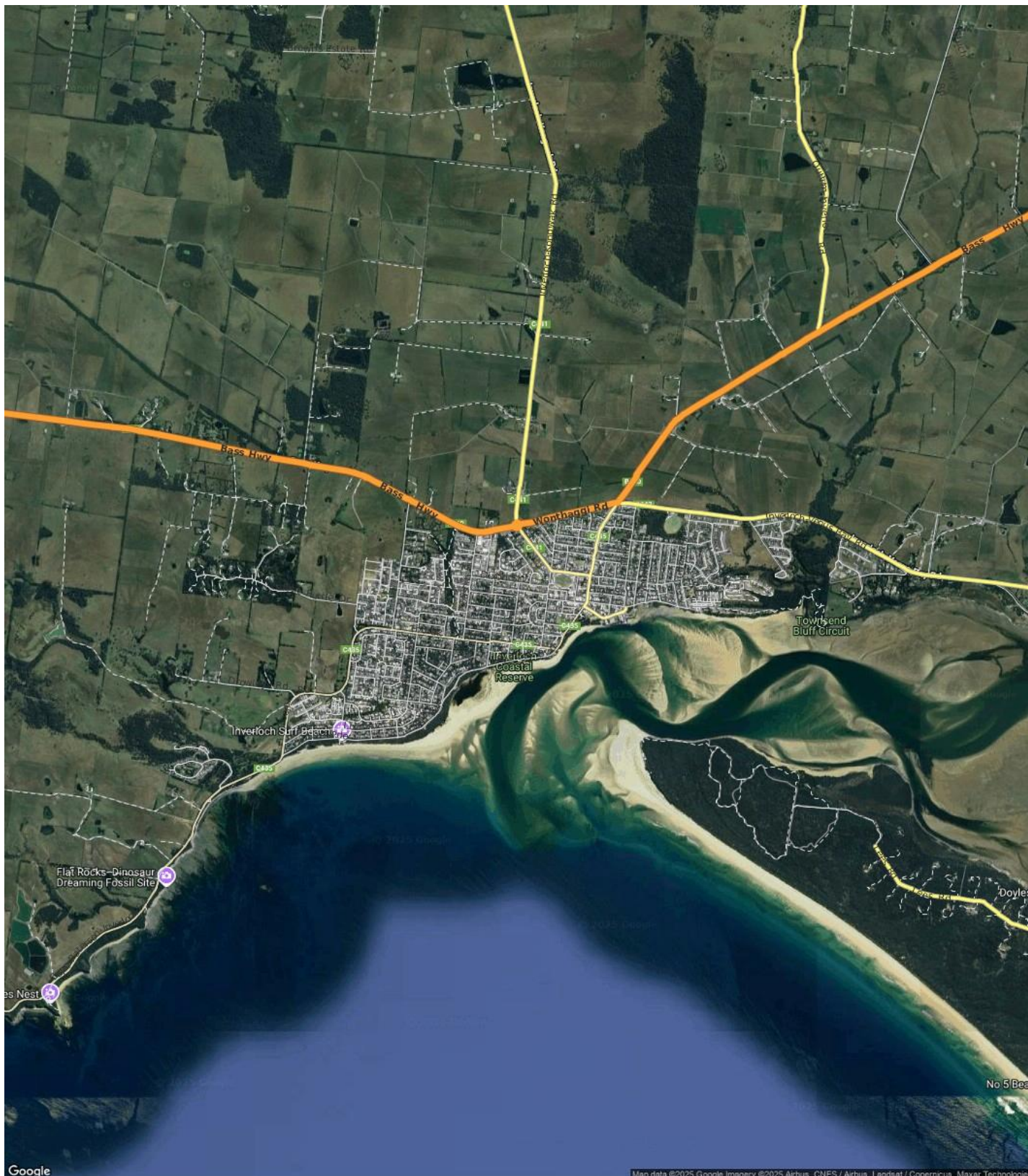
Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



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INVERLOCH - Suburb Map



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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	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	120	\$ 822,500	-7.6 %	\$ 250,000	\$ 3,250,000

Median Sale Price

\$828k

Based on 142 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

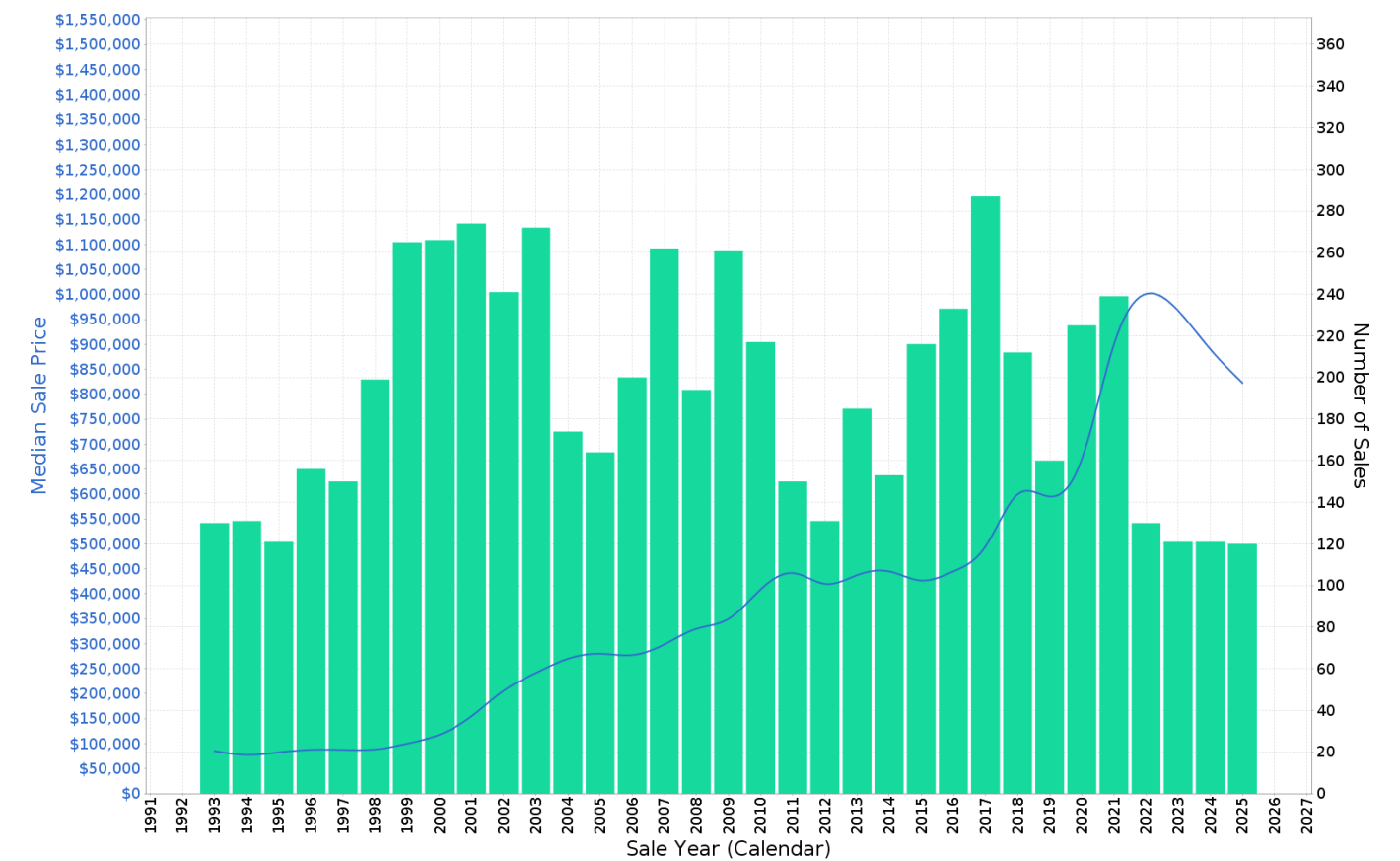
Suburb Growth

-7.9%

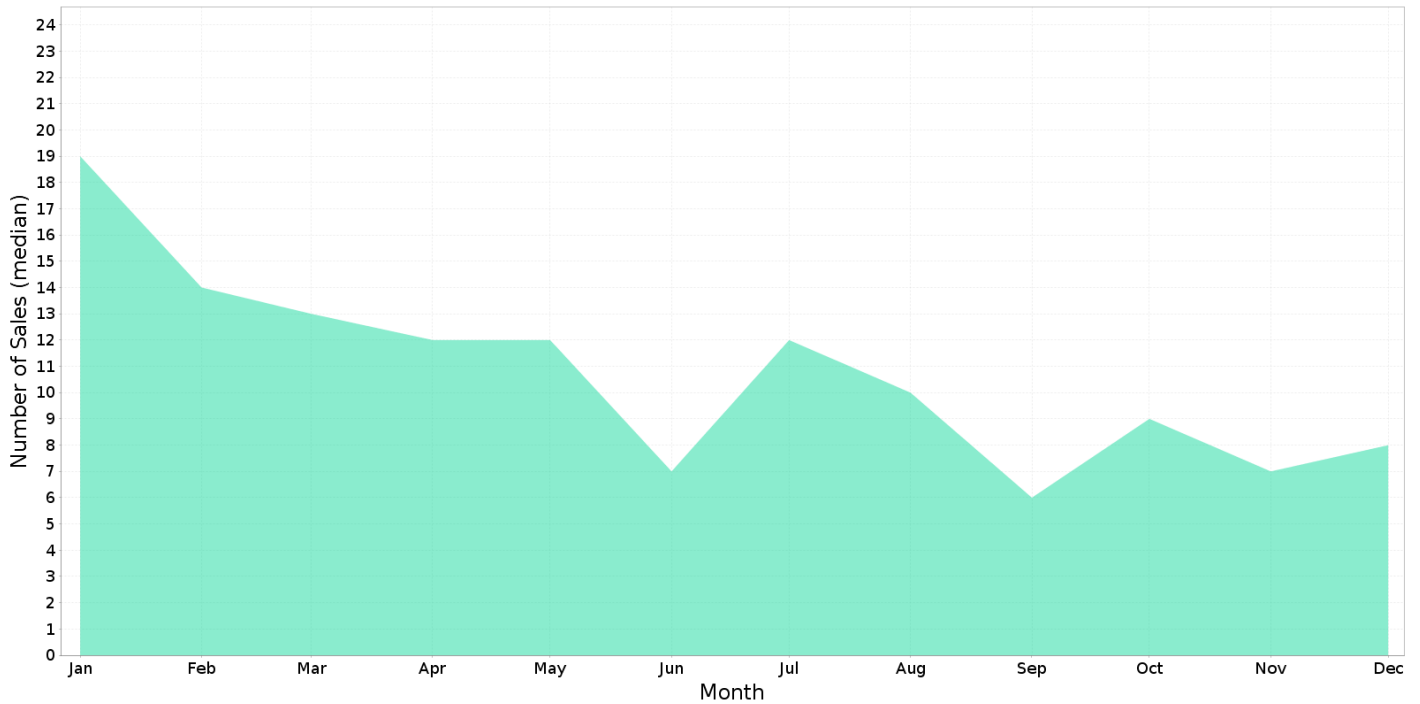
Current Median Price: \$828,500

Previous Median Price: \$900,000

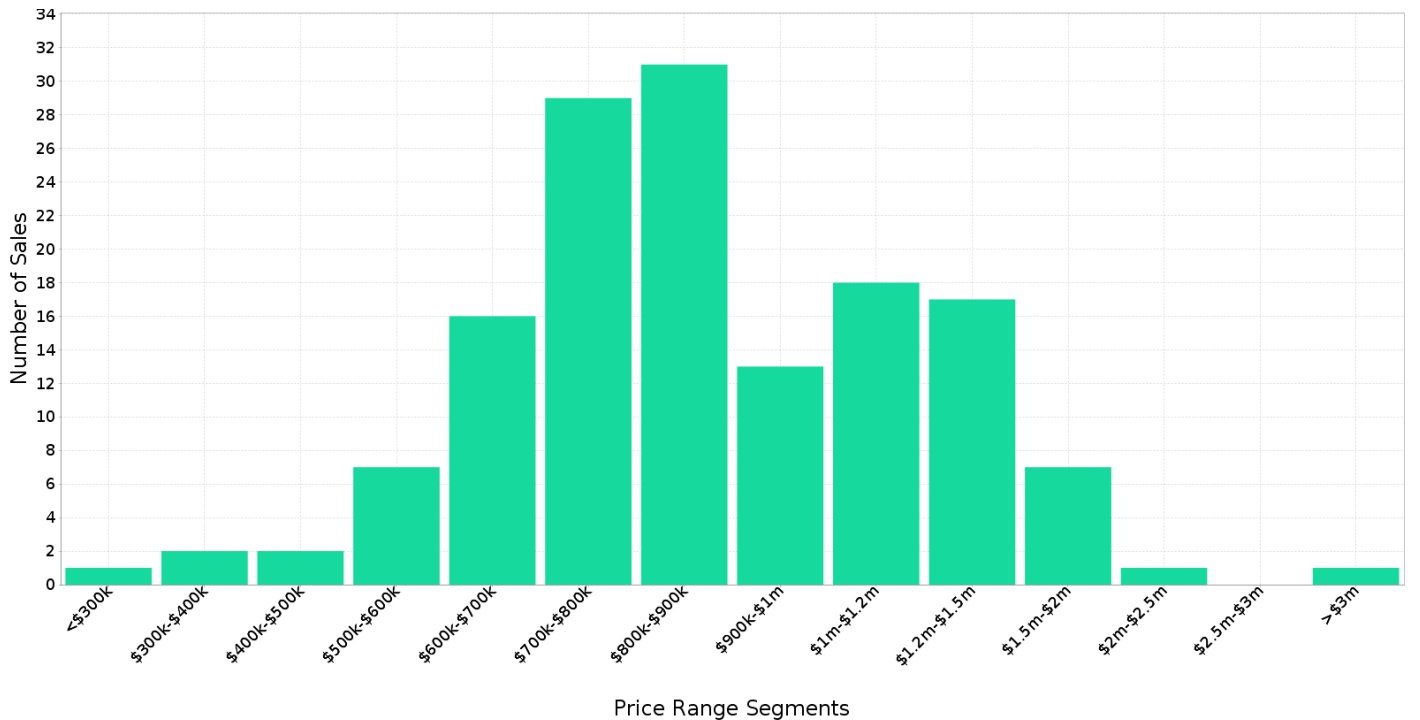
Based on 265 recorded House sales compared over the last two rolling 12 month periods



INVERLOCH - Peak Selling Periods (3 years)



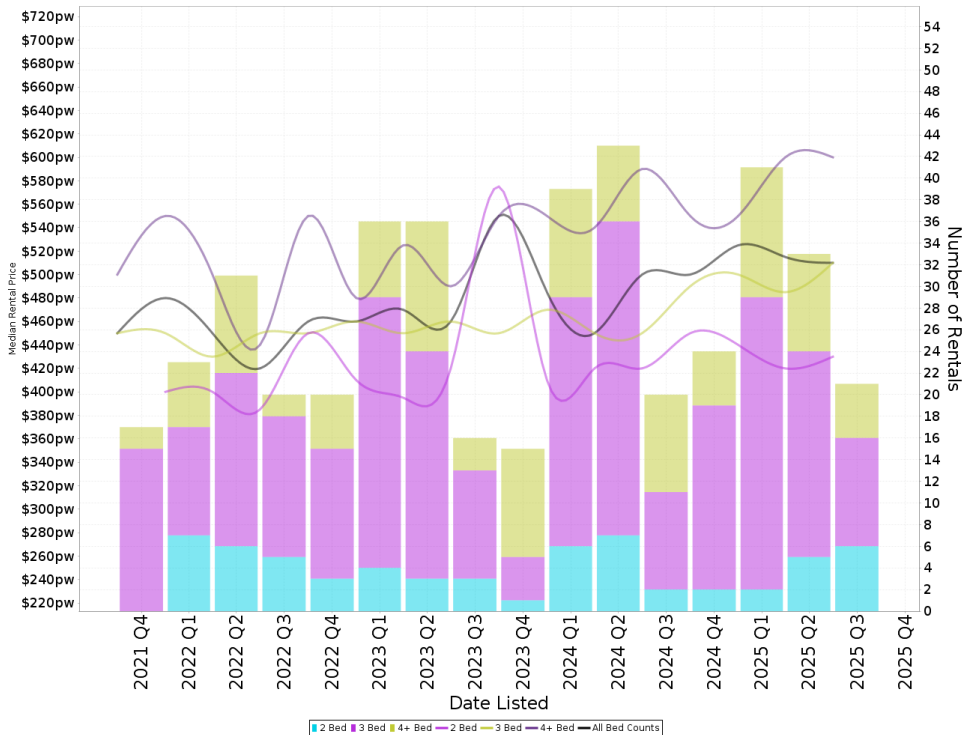
INVERLOCH - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.9%

Current Median Price: \$828,500
Previous Median Price: \$900,000

Based on 265 registered House sales compared over the last two rolling 12 month periods.

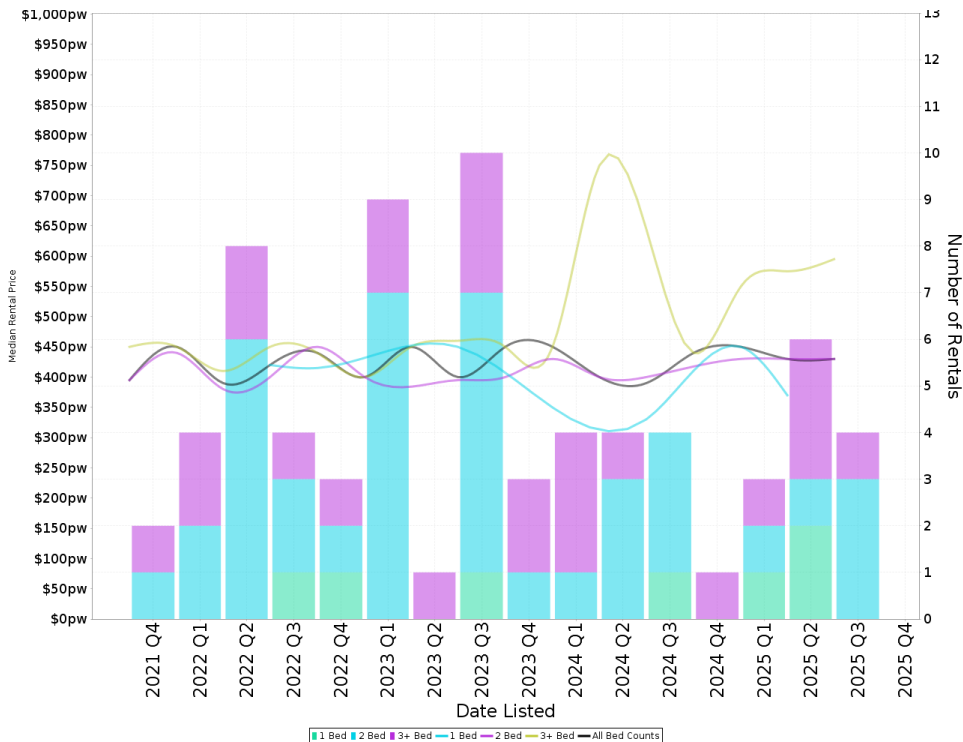
Suburb Rental Yield

+3.2%

Current Median Price: \$828,500
Current Median Rent: \$515

Based on 119 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.6%

Current Median Price: \$660,000
Previous Median Price: \$755,000

Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$660,000
Current Median Rent: \$440

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

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INVERLOCH - Recently Sold Properties

Median Sale Price
\$828k

Based on 142 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth
-7.9%

Current Median Price: \$828,500
Previous Median Price: \$900,000

Based on 265 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
142

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

11 JULIA ST

\$337,000

Nov 2025
99 Days

109 m² 2 1 1

1 ASCOT PL

\$735,000

Nov 2025
84 Days

746 m² 4 2 2

2/34B FRED A ST

\$1,230,000

Nov 2025
89 Days

281 m² 4 2 2

9 CLIFFY PL

\$775,000

Oct 2025
468 Days

615 m² 4 2 2

10 FERN ST

\$885,000

Oct 2025
358 Days

1,447 m² 4 1 -

13 BIRD ST

\$960,000

Oct 2025
20 Days

886 m² 5 2 1

37 INVERLOCH PDE

\$760,000

Oct 2025
278 Days

691 m² 3 2 1

46 ROYAL PDE

\$900,000

Oct 2025
N/A

882 m² 4 2 2

5 MANNA GUM CL

\$865,000

Oct 2025
84 Days

648 m² 3 2 2

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12 VIEW ST

\$890,000

Oct 2025
26 Days

623 m² 3 1 1

24 KENNETH ST

\$730,000

Oct 2025
256 Days

596 m² 3 2 2

1 BLUE WREN WAY

\$820,000

Oct 2025
N/A

667 m² 4 2 2

54 BAYVIEW AVE

\$870,000

Oct 2025
194 Days

645 m² 3 2 2

34 HONEYEATER CCT

\$1,047,500

Oct 2025
235 Days

611 m² 3 2 2

4 GRANDVIEW GR

\$1,120,000

Oct 2025
25 Days

682 m² 3 2 2

1 RUSSELL ST

\$790,000

Sep 2025
154 Days

766 m² 4 3 2

5 CORSAIR GR

\$720,000

Sep 2025
N/A

721 m² 3 2 2

13 OCEANIC DR

\$915,000

Sep 2025
140 Days

638 m² 4 2 2

12 ARTISAN WAY

\$795,000

Sep 2025
69 Days

596 m² 3 2 2

2/38 WILLIAMS ST

\$1,185,000

Sep 2025
N/A

339 m² 4 2 2

26 VICTORIA ST

\$645,000

Sep 2025
140 Days

877 m² 3 1 1

INVERLOCH - Properties For Rent

Median Rental Price

\$515 /w

Based on 119 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+3.2%

Current Median Price: \$828,500
Current Median Rent: \$515

Based on 142 recorded House sales and 119 House rentals compared over the last 12 months

Number of Rentals

119

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

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

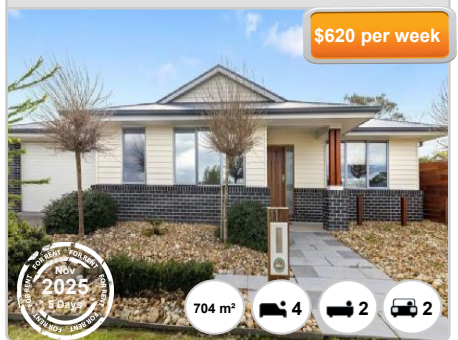
51 PIER ROAD



920 OUTTRIM INVERLOCH ROAD



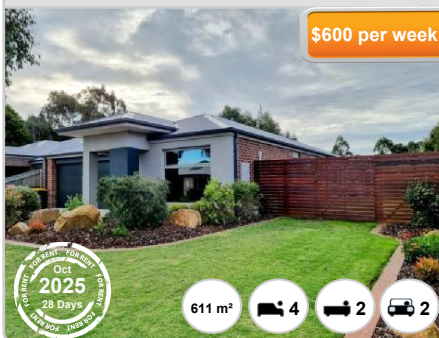
11 Marginata Close



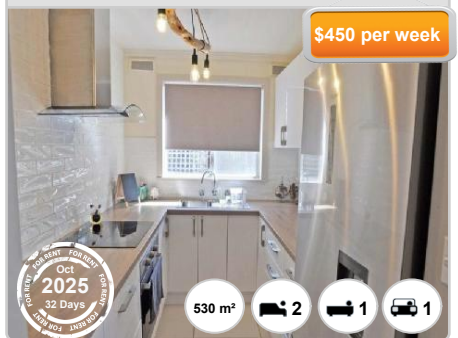
33 WILLIAMS STREET



36 HONEYEATER CIRCUIT



3 STEWART AVENUE



35 ABBOTT STREET



5 HOWSAM PLACE



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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

★★★
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