

Inverloch

• SUBURB MARKET REPORT •



Leo Edwards

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INVERLOCH
REALTY

[@realty](https://www.inverlochrealty.com.au)

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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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



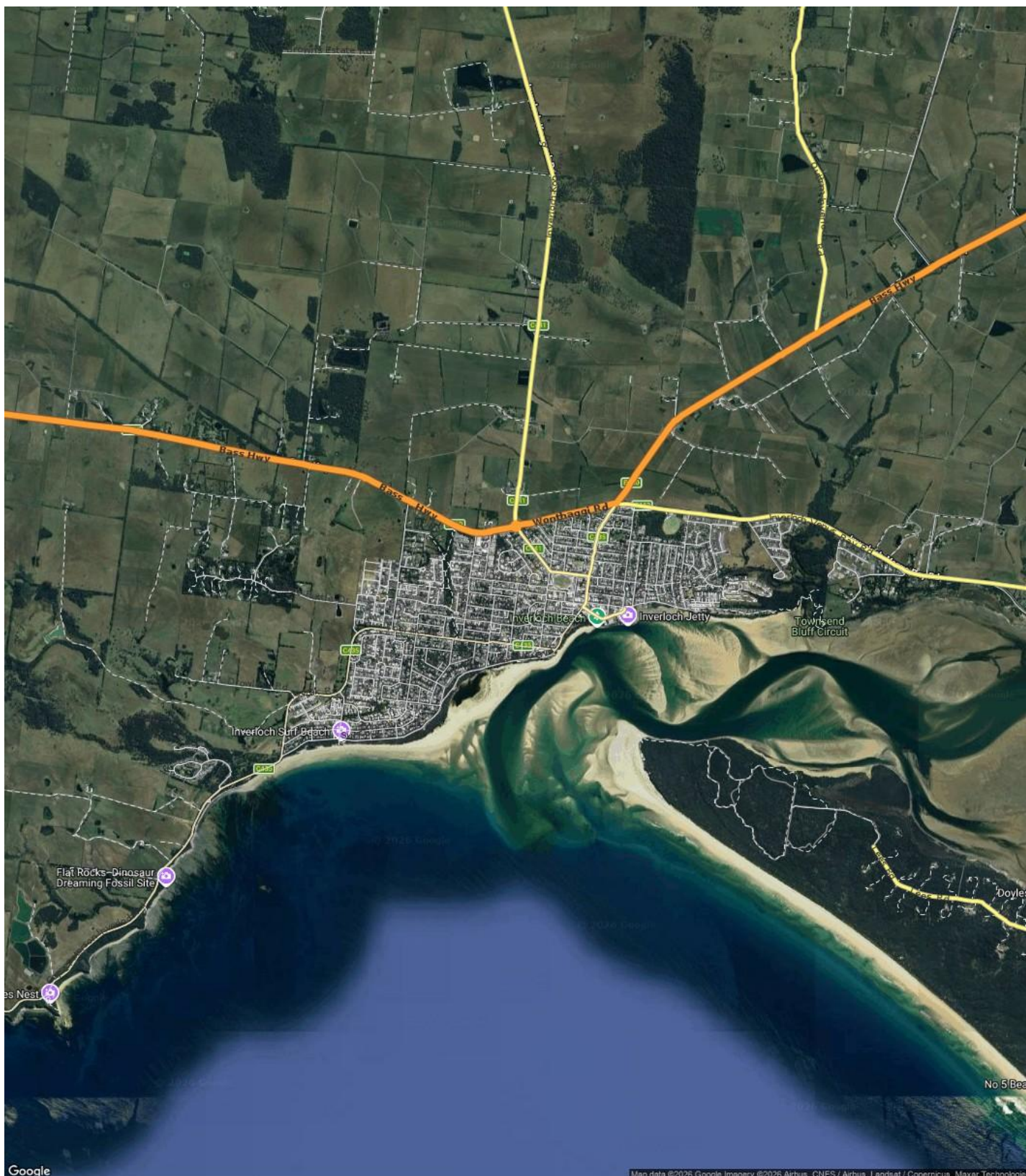
ABOVE & BEYOND EXPECTATIONS

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

Jo Choyce | Seller of 32 Halford Street, Inverloch



INVERLOCH - Suburb Map



This report has been compiled on 30/07/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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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	74	\$ 827,500	-2.1 %	\$ 500,000	\$ 2,150,000

Median Sale Price

\$850k

Based on 160 recorded House sales within the last 12 months (Financial Year 2026)

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

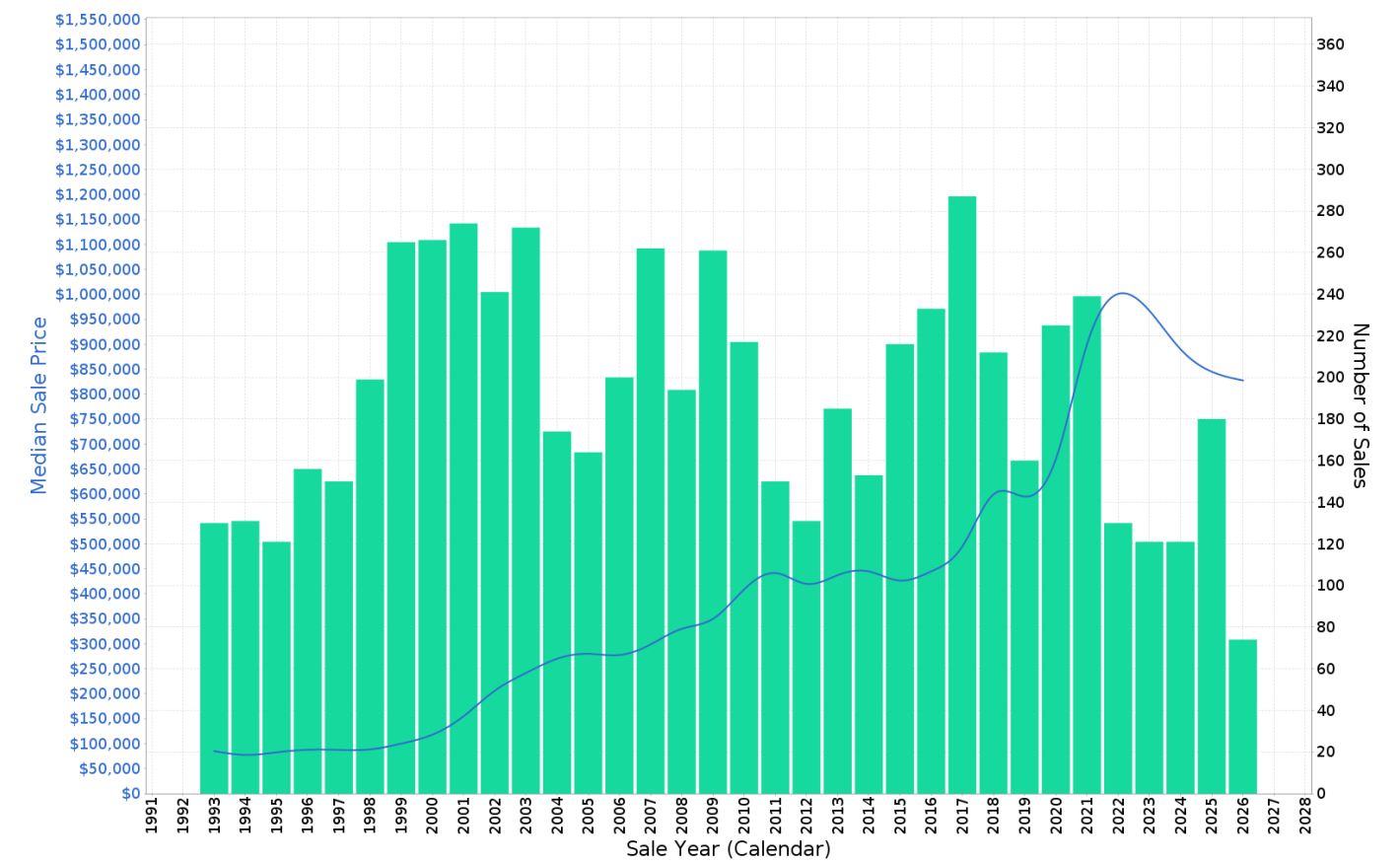
Suburb Growth

+3.0%

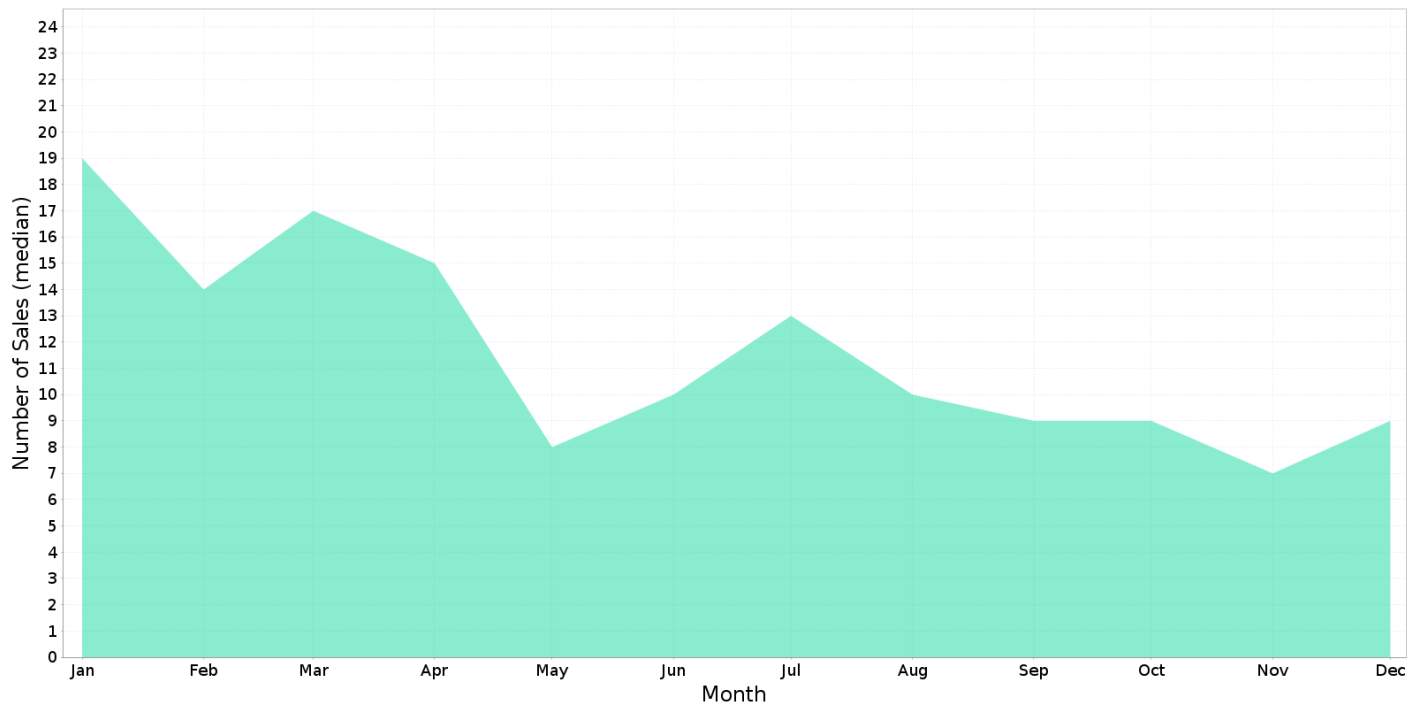
Current Median Price: \$850,000

Previous Median Price: \$825,000

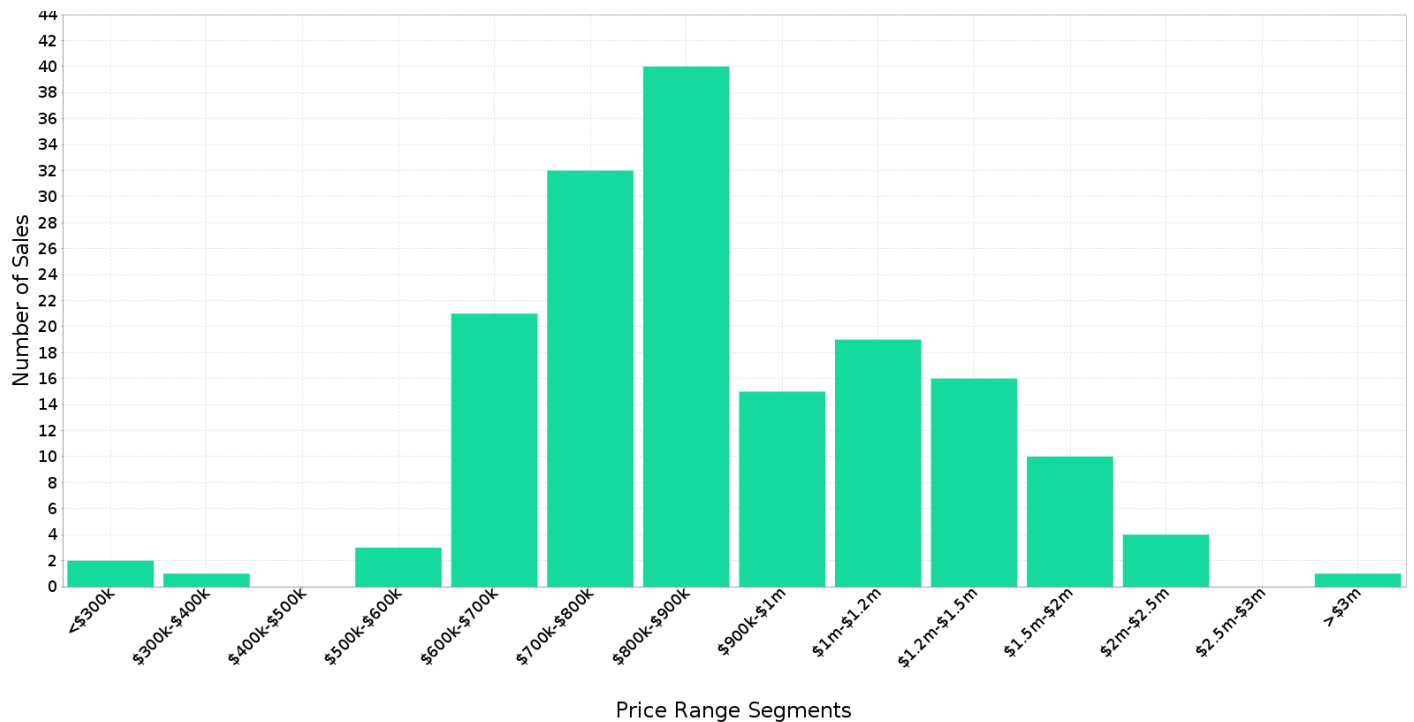
Based on 307 recorded House sales compared over the last two rolling 12 month periods



INVERLOCH - Peak Selling Periods (3 years)



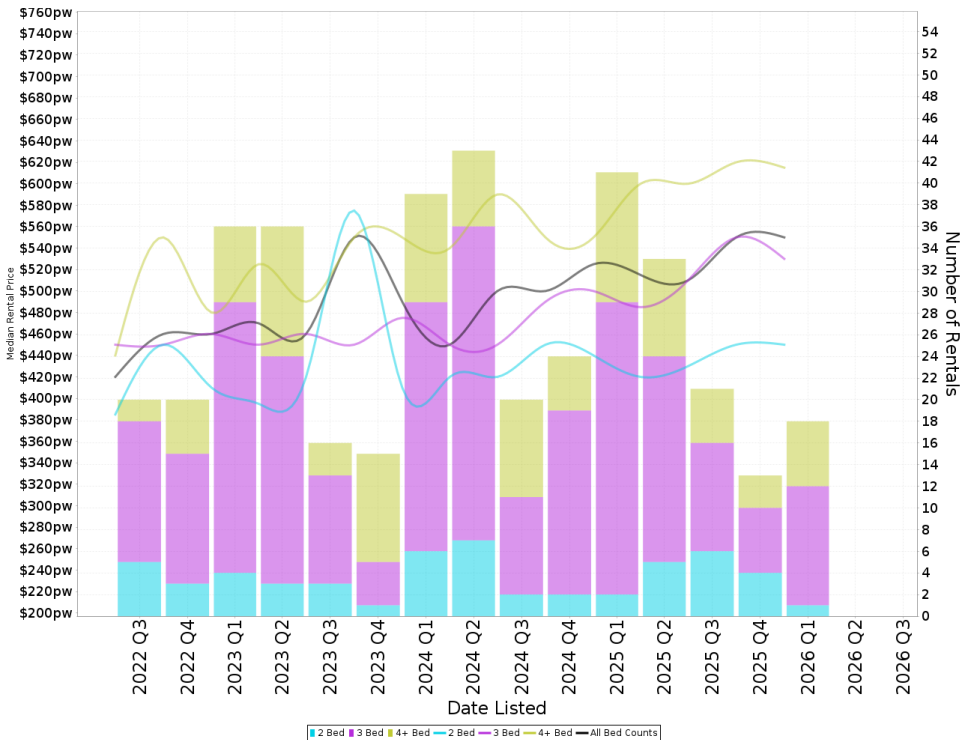
INVERLOCH - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.0%

Current Median Price: \$850,000
Previous Median Price: \$825,000

Based on 307 registered House sales compared over the last two rolling 12 month periods.

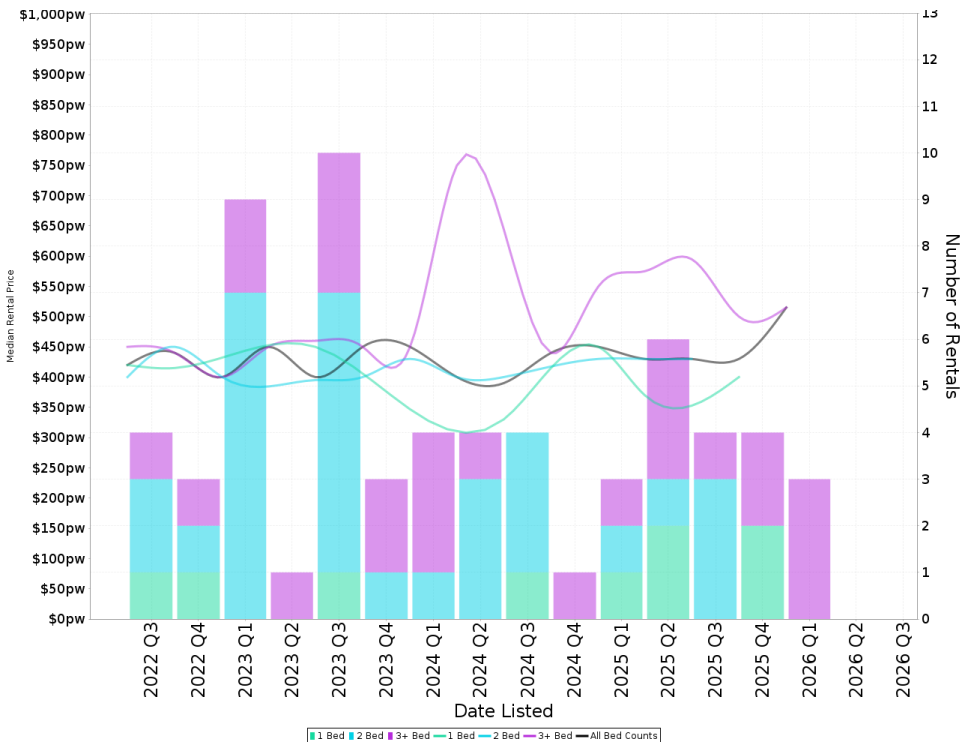
Suburb Rental Yield

+3.2%

Current Median Price: \$850,000
Current Median Rent: \$530

Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.5%

Current Median Price: \$725,000
Previous Median Price: \$638,500

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

Suburb Rental Yield

+3.4%

Current Median Price: \$725,000
Current Median Rent: \$475

Based on 11 registered Unit rentals compared over the last 12 months.

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INVERLOCH - Recently Sold Properties

Median Sale Price
\$850k

Based on 160 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth
+3.0%

Current Median Price: \$850,000
Previous Median Price: \$825,000

Based on 307 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
160

Based on recorded House sales within the 12 months (Financial Year 2026)

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

16 KATRINA ST



\$650,000

Sold Jul 2026
456 Days

551 m² 5 2 2

15 ESTUARY VIEW



\$1,550,000

Sold Jul 2026
197 Days

4,030 m² 6 2 2

7 BEACHCOMBER DR



\$750,000

Sold Jul 2026
131 Days

629 m² 3 2 2

5A HALFORD ST

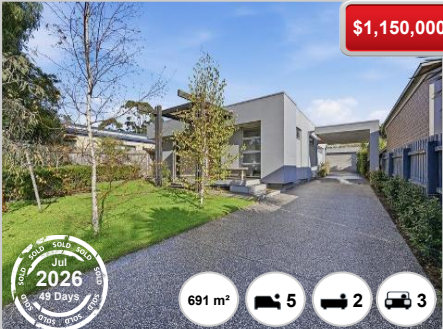


\$825,000

Sold Jul 2026
456 Days

739 m² 3 2 1

41 PYMBLE AVE



\$1,150,000

Sold Jul 2026
49 Days

691 m² 5 2 3

66 BEACHCOMBER DR



\$1,150,000

Sold Jul 2026
13 Days

739 m² 4 2 2

45 SANDY MOUNT AVE



\$920,000

Sold Jun 2026
N/A

1,012 m² 3 2 2

39 PAPERBARK PL



\$860,000

Sold Jun 2026
73 Days

492 m² 3 2 2

4 CAPRI PL



\$1,475,000

Sold Jun 2026
288 Days

391 m² 4 3 2

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11 CITADEL WAY



3 MARION CRT



1 CASSINIA ST



18B CUTTRISS ST



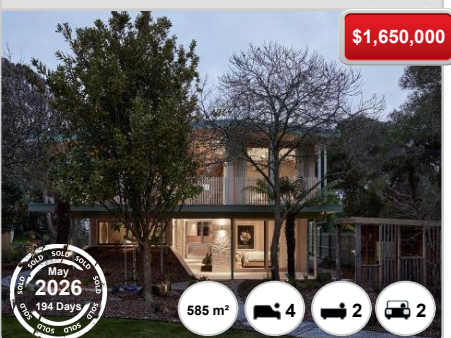
7 PARK ST



7 STREETON CRT



36 LOHR AVE



20 ARTISAN WAY



72 MEANDERRI DR



31 WOODLAND HEATH DR



6 ALWYN CRT



71 FLORIDA AVE



INVERLOCH - Properties For Rent

Median Rental Price

\$530 /w

Based on 52 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.2%

Current Median Price: \$850,000
Current Median Rent: \$530

Based on 160 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

52

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

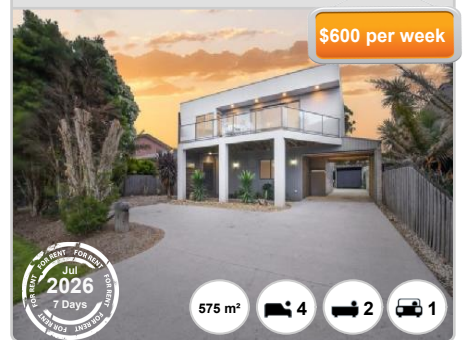
45 TAMARA CRESCENT



17 PIER ROAD



7 KENNETH STREET



85 BAYVIEW AVENUE



30 GORDON AVENUE



2/1 MARION COURT





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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