Inverloch

• SUBURB MARKET REPORT •



Leo Edwards
m. 0472 523445
e. leo@atrealty.com.au

INVERLOCH 3996
@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.



Leo Edwards
m. 0472 523445
e. leo@atrealty.com.au

INVERLOCH 3996
@realty

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 meeing 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 ★★★★★



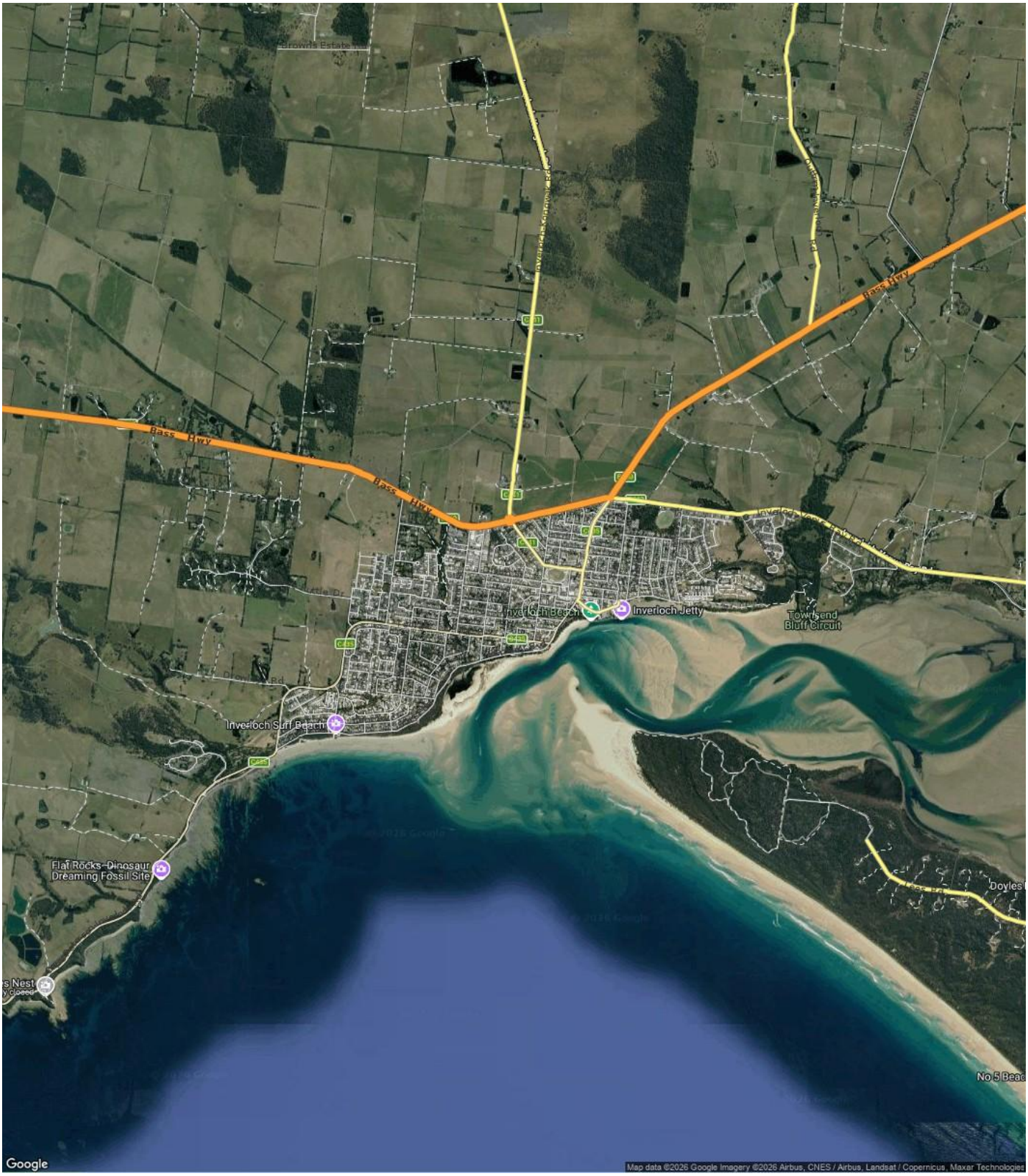
ABOVE & BEYOND EXPECTATIONS

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 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	92	$ 844,500	-0.1 %	$ 415,000	$ 3,340,000

Median Sale Price

$855k

Based on 174 recorded House sales within the last 12 months (Financial Year 2026)

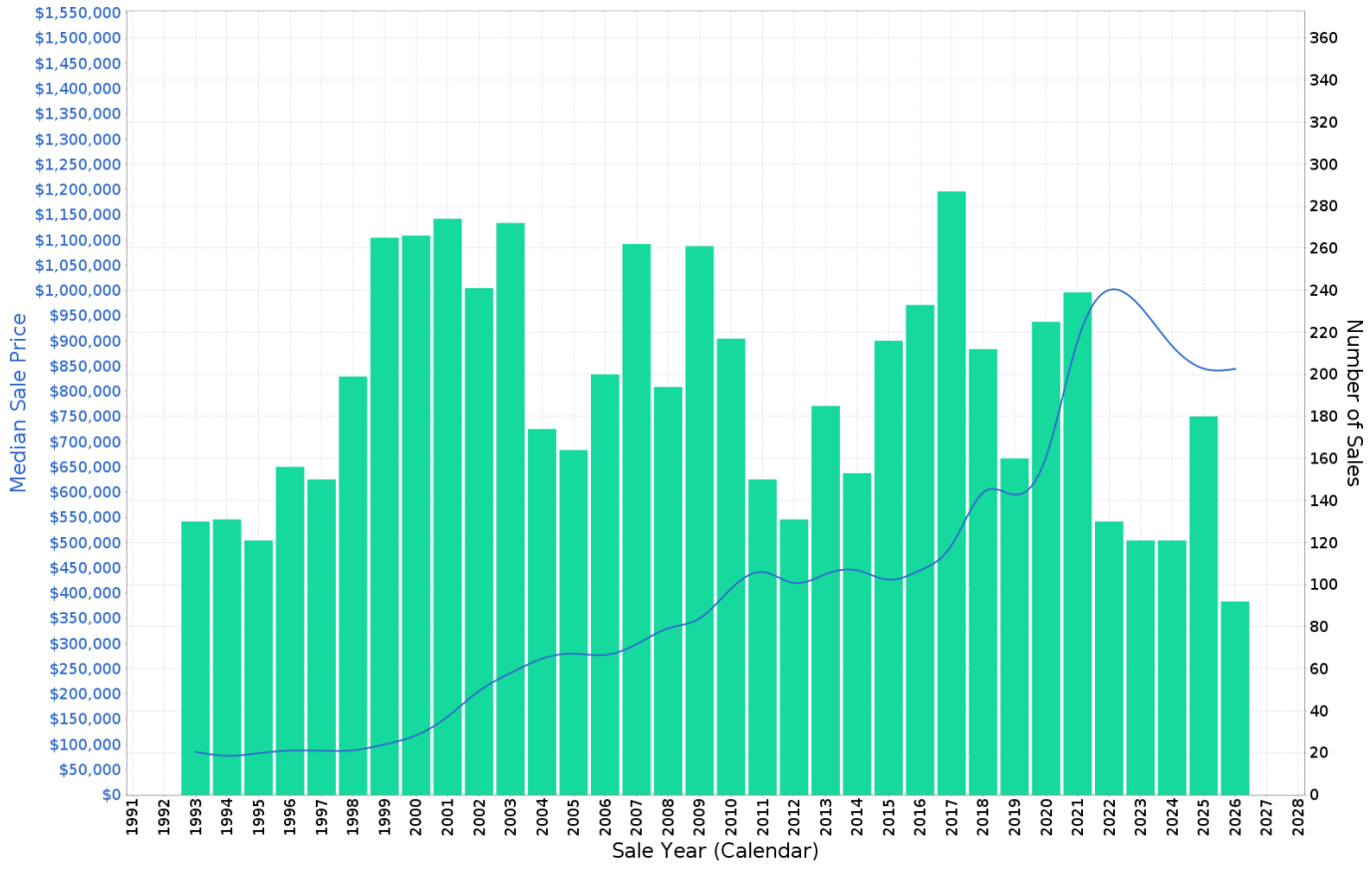
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.6%

Current Median Price: $855,000
Previous Median Price: $825,000

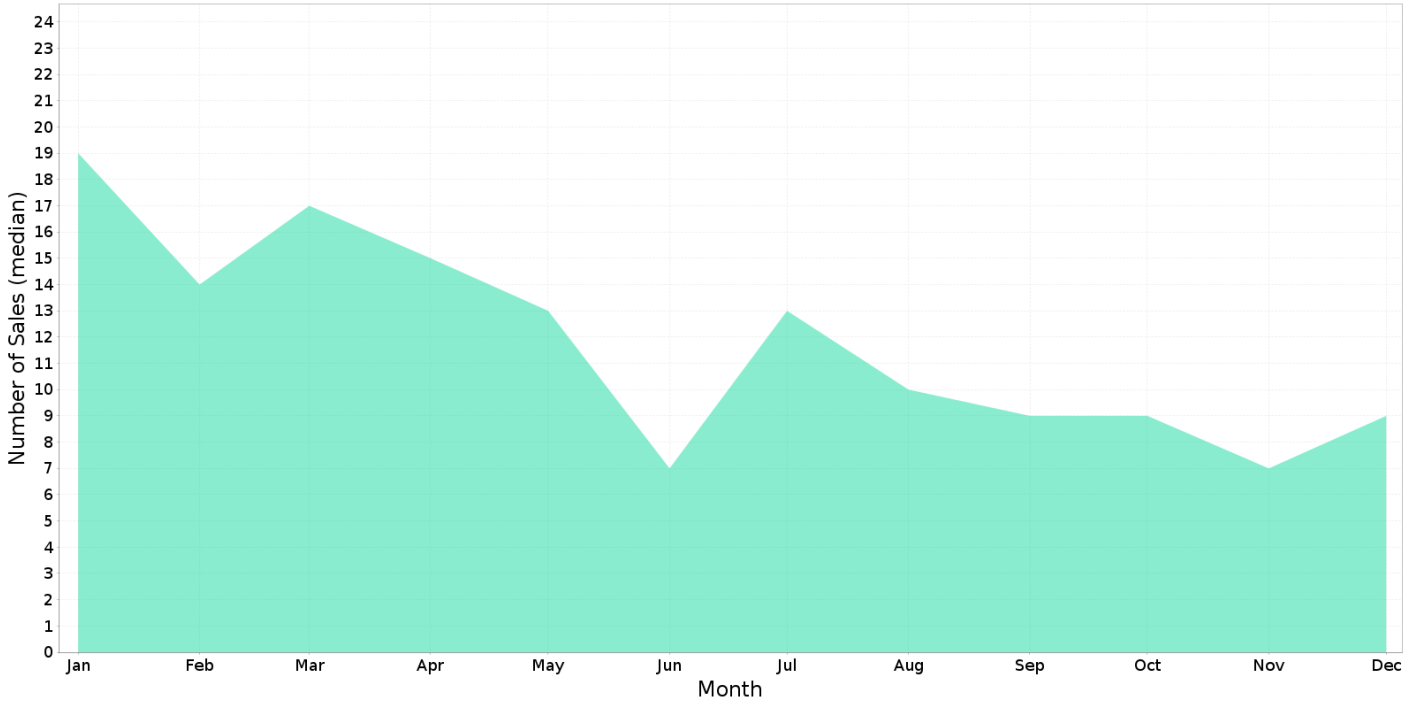
Based on 321 recorded House sales compared over the last two rolling 12 month periods



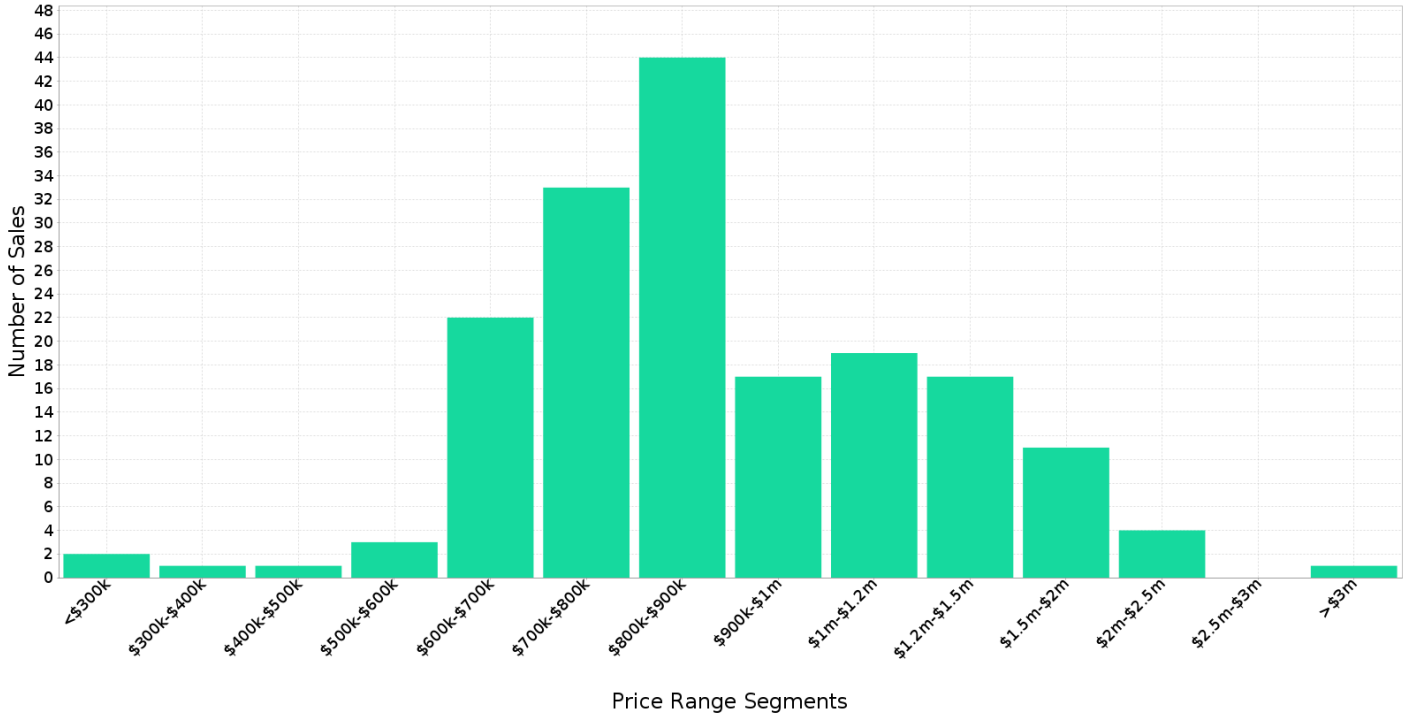
This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

INVERLOCH - Peak Selling Periods (3 years)



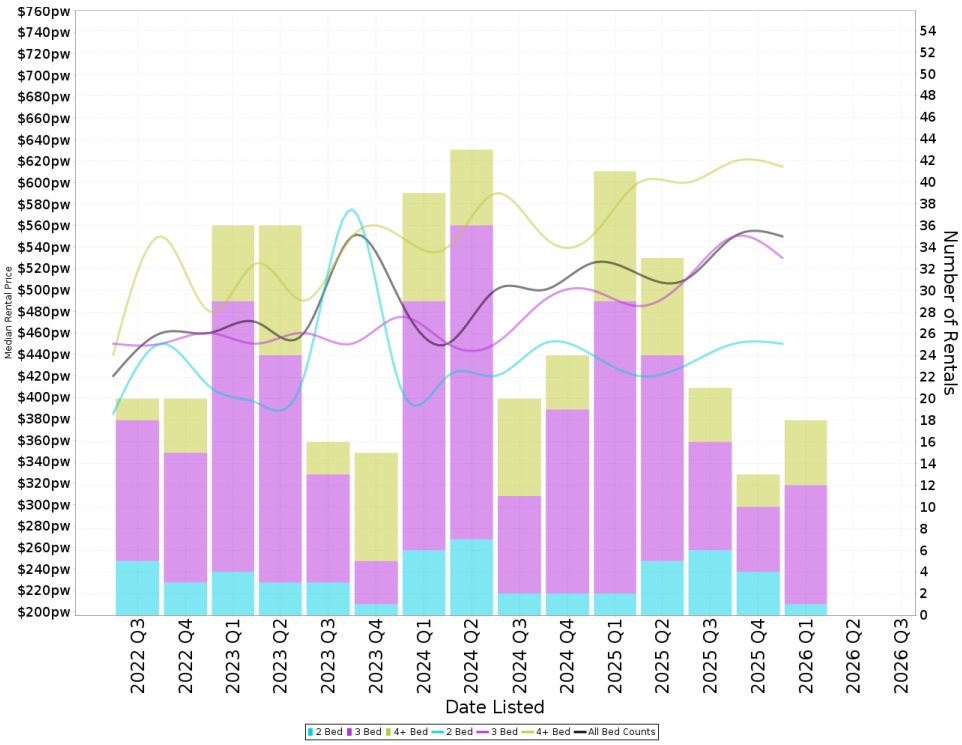
INVERLOCH - Price Range Segments (12 months)



This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.6%

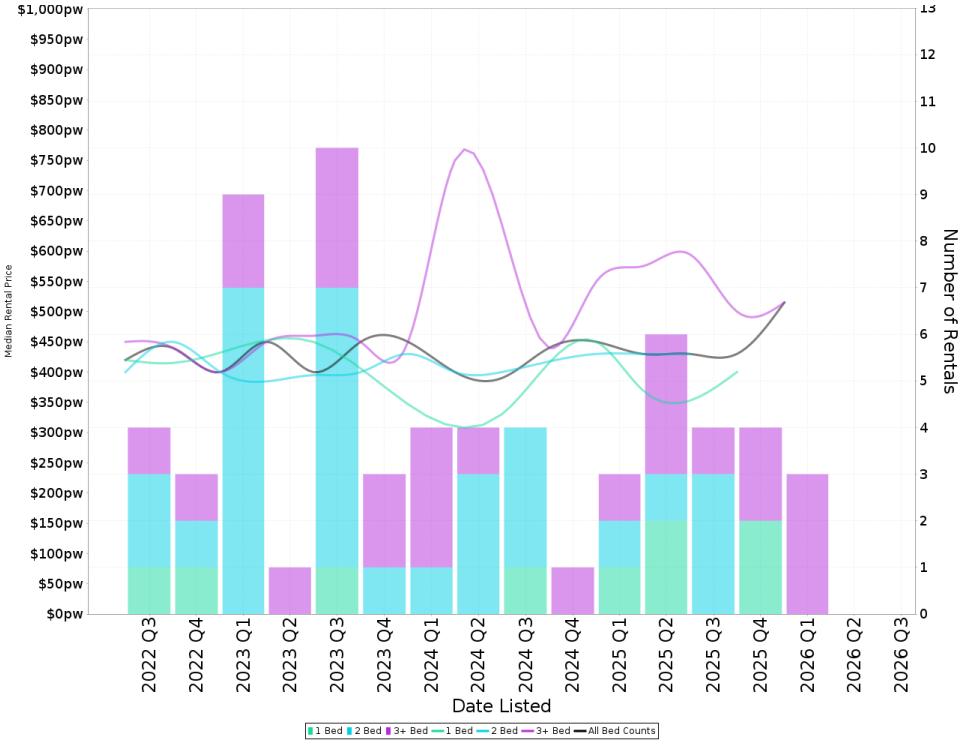
Current Median Price: $855,000
Previous Median Price: $825,000
Based on 321 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: $855,000
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.

This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

INVERLOCH - Recently Sold Properties

Median Sale Price

$855k

Based on 174 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

+3.6%

Current Median Price: $855,000
Previous Median Price: $825,000

Based on 321 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

174

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

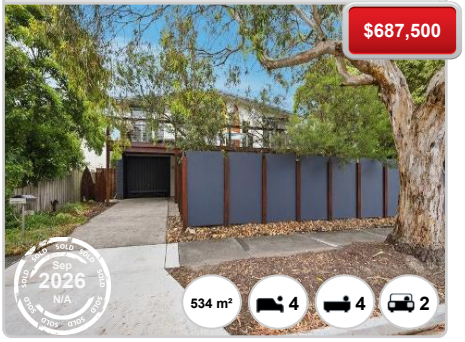
44 TOORAK RD



14 MOONAH WAY



32 GORDON AVE



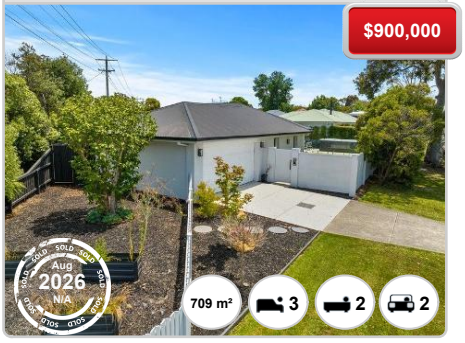
60 WOODLAND HEATH DR



6 OVATA PL



57 SANDY MOUNT AVE



48 SANDY MOUNT AVE



15 ESTUARY VIEW



32 MEANDERRI DR



This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

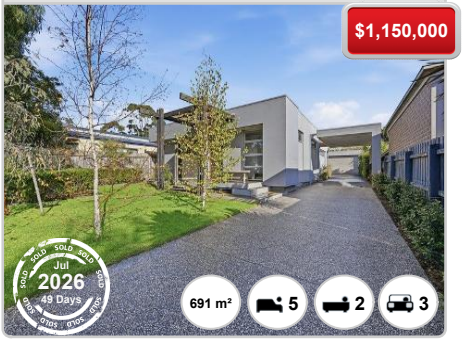
© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

INVERLOCH @realty

16 KATRINA ST



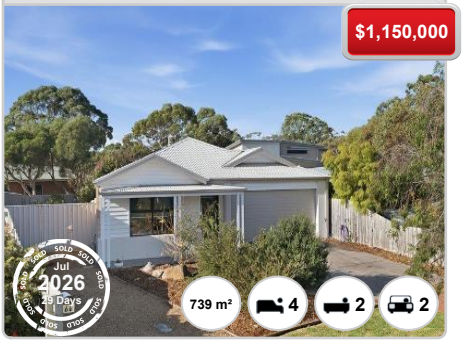
41 PYMBLE AVE



7 BEACHCOMBER DR



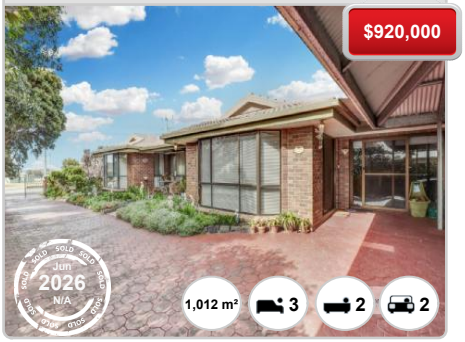
66 BEACHCOMBER DR



3 RODONDO PL



45 SANDY MOUNT AVE



4 CAPRI PL



3 MARION CRT



19 VERONICA ST



5A HALFORD ST



1 CASSINIA ST



11 CITADEL WAY



This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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: $855,000
Current Median Rent: $530

Based on 174 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

52

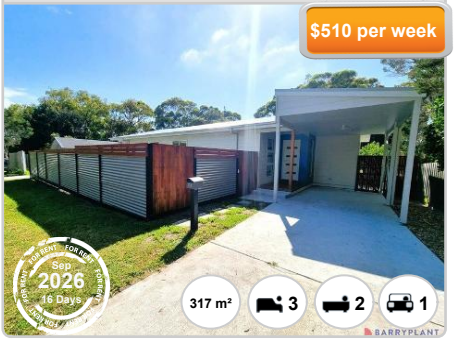
Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

21 ENDEAVOUR PLACE



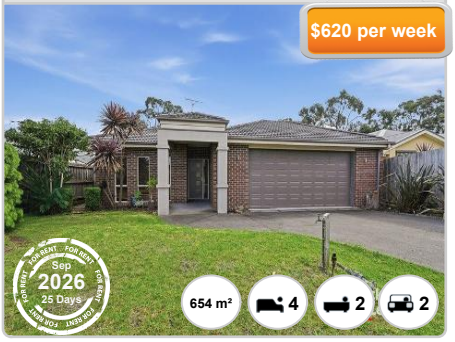
54 GRANDVIEW GROVE



48 BEACHCOMBER DRIVE



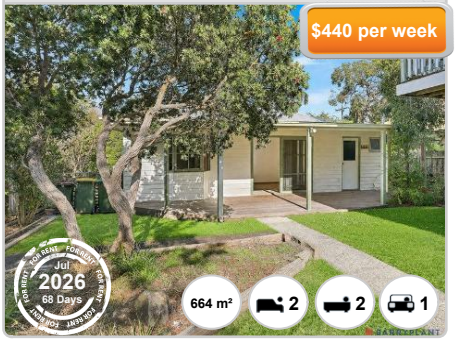
62 WOODLAND HEATH DRIVE



2 SURF PARADE



85 BAYVIEW AVENUE



41 HALFORD STREET



This report has been compiled on 26/09/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



SUBURB WINNER 2025
ratemyagent
Agent of the year
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.

openn 2022 TOP 20 DIGITAL AGENT 2022

AWARD WINNER 2023
ALL STAR AGENT
@realty

PAC Insider
Australian Enterprise Awards 2023
Winner!
Inverloch3996 | @realty
Most Innovative Nationwide Real Estate Partnership - VIC

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!

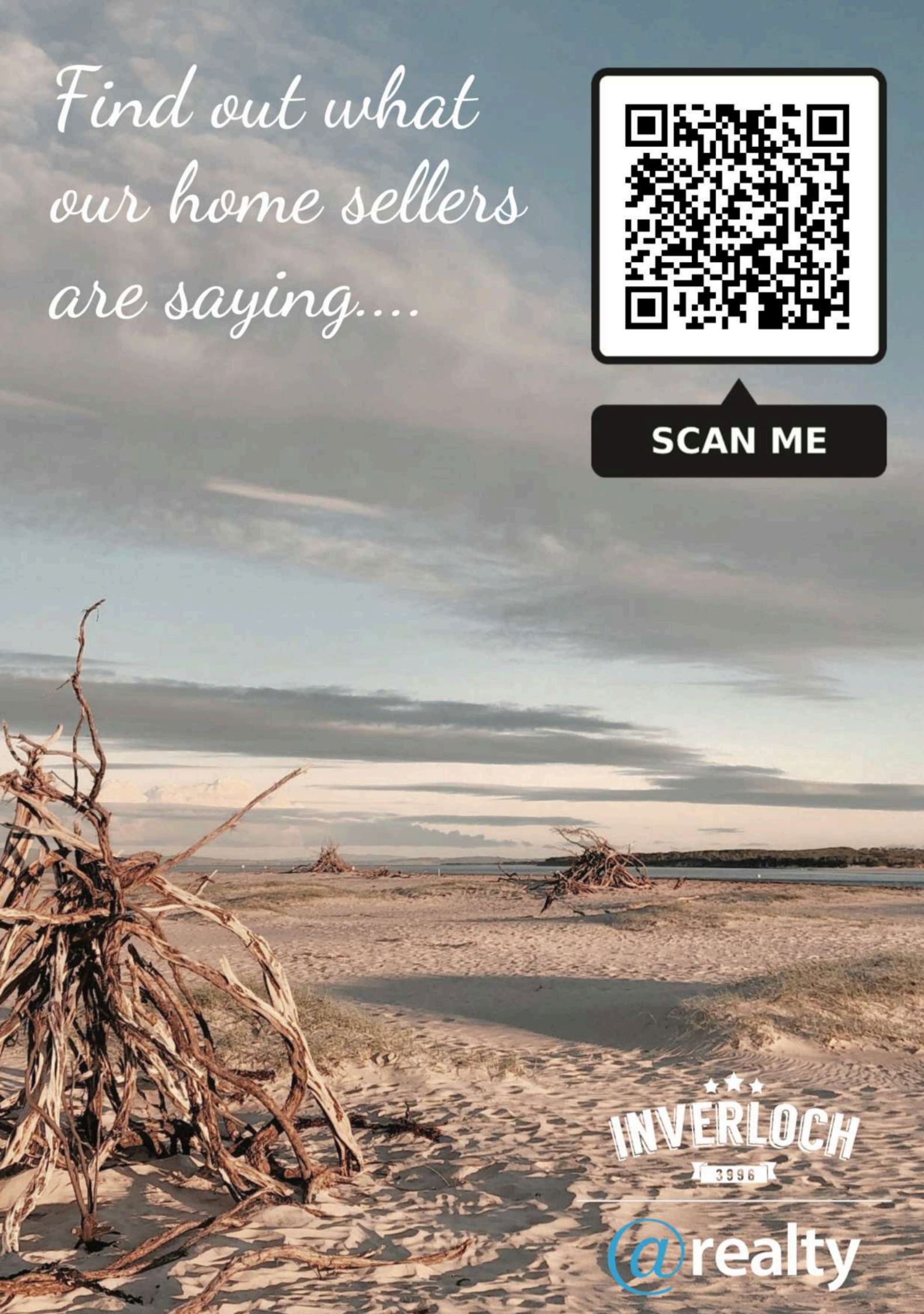
We've worked hard over the las tsix years to deveop a system that eliminates the risk of overpricing or underselling your home, meaning better results in a shorter time with complete transparency.

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



Leo Edwards
m. 0472 523445
e. leo@atrealty.com.au

INVERLOCH 3996
@realty


Find out what
our home sellers
are saying....
SCAN ME
INVERLOCH
3996
@realty