

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.45m

Quarterly Price Change

-2.42% ↓

Median Unit Price*

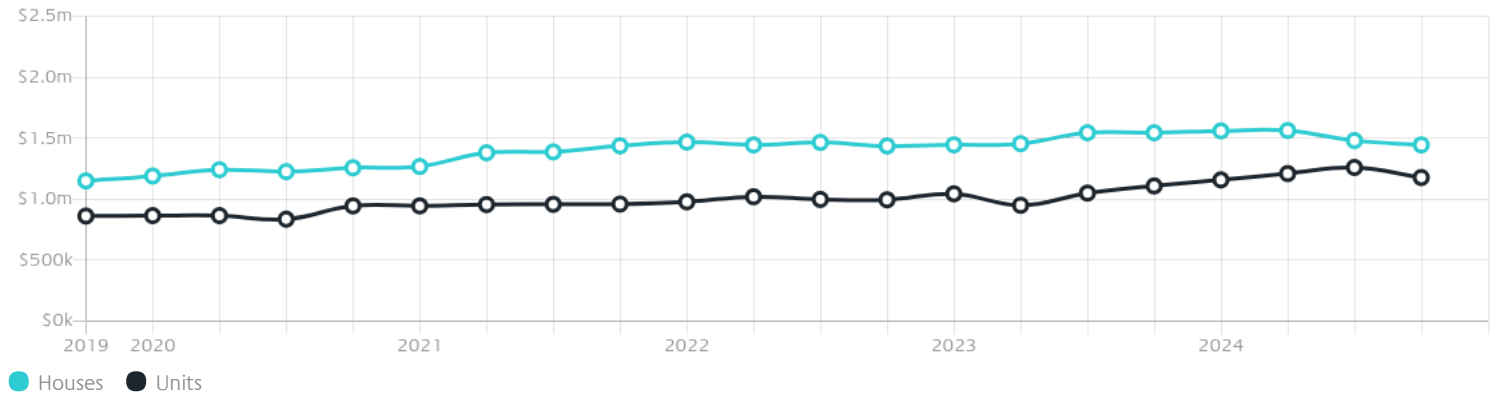
Median

\$1.18m

Quarterly Price Change

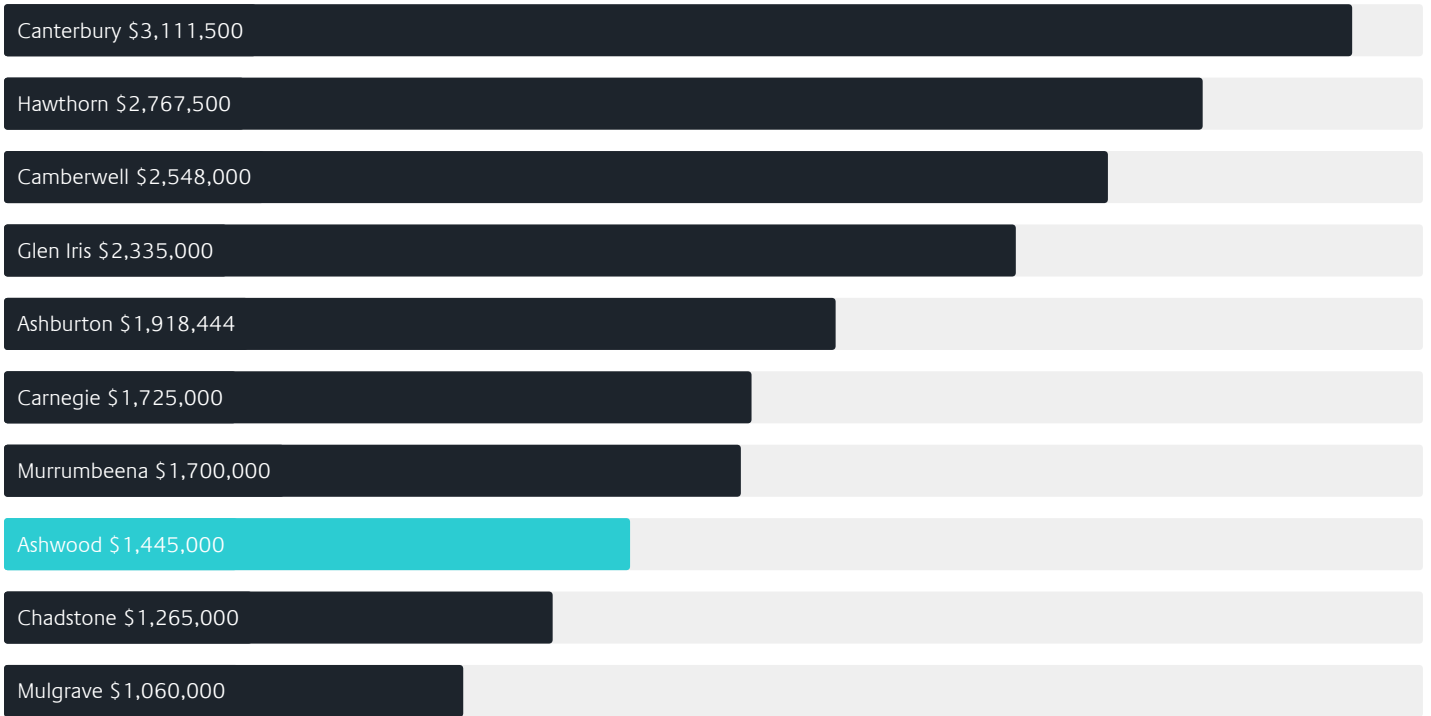
-6.54% ↓

Quarterly Price Change*

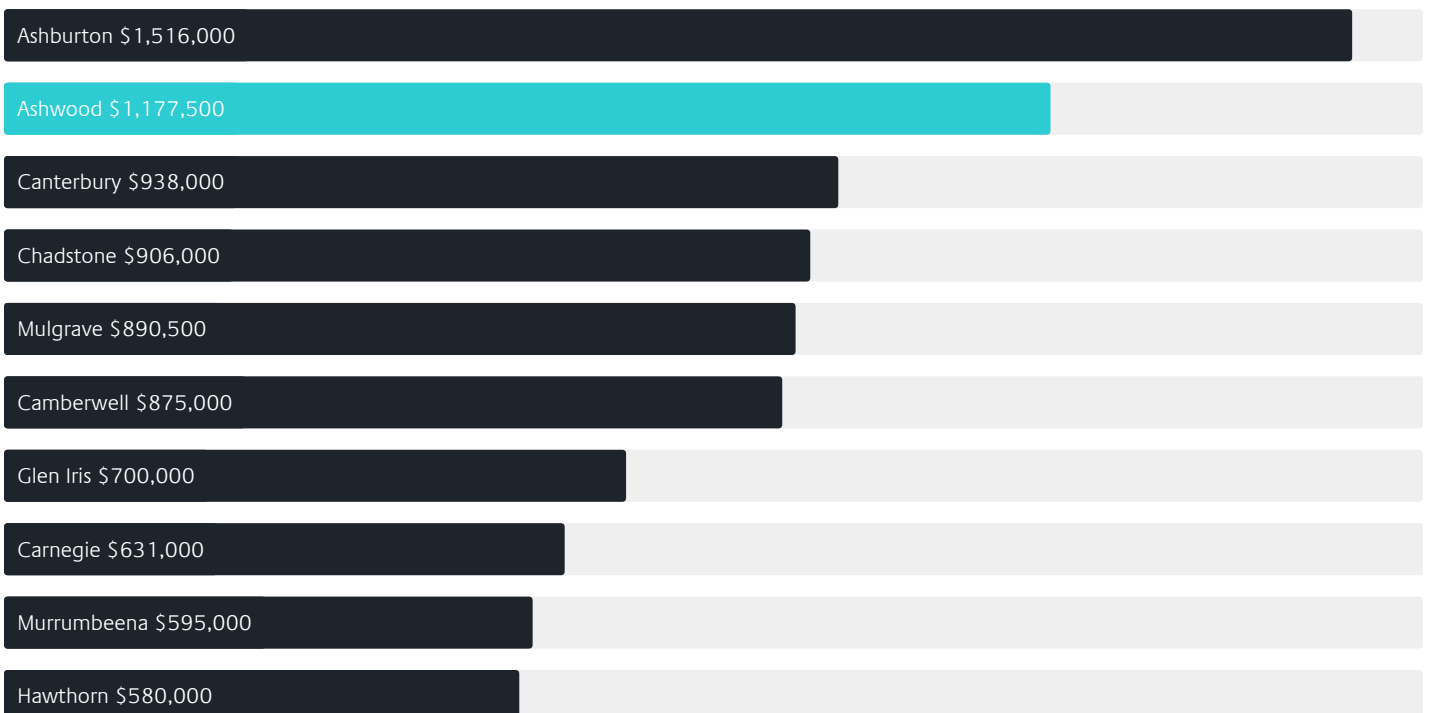


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 58%
● Private 42%

Auction Clearance Rate^{*}

85.71%

Median Days on Market[^]

29 days

Average Hold Period^{*}

7.1 years

Insights

Dwelling Type[^]



● Houses 58% ● Units 42%

Ownership[^]



● Owned Outright 33% ● Mortgaged 36% ● Rented 31%

Population[^]

7,154

Median Asking Rent per week^{*}

\$650

Population Growth[^]

3.89%

Rental Yield^{*}

2.2%

Median Age[^]













39 years

Median Household Size[^]













2.5 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2 Shaw St Ashwood	3	House	\$1,651,000	30 Dec 2024
 1/17 Temple St Ashwood	2	Unit	\$716,000	16 Dec 2024
 2c Cleveland Rd Ashwood	3	Townhouse	\$1,160,000	06 Dec 2024
 1/11 Harcourt St Ashwood	2	Unit	\$808,000	02 Dec 2024
 2/83-89 High Street Rd Ashwood	3	Unit	\$1,030,000	30 Nov 2024
 5 Station Av Ashwood	4	House	\$1,868,000	23 Nov 2024
 3/16 Raymond St Ashwood	2	Townhouse	\$760,000	21 Nov 2024
 33 Jordan St Ashwood	2	House	\$1,300,000	16 Nov 2024
 1/43 Teck St Ashwood	4	Townhouse	\$1,555,000	09 Nov 2024
 22 Cassinia Av Ashwood	4	House	\$1,516,000	08 Nov 2024
 72 Morton Rd Ashwood	4	House	\$1,350,000	06 Nov 2024
 26c Raymond St Ashwood	3	Townhouse	\$1,040,000	04 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Shaw St Ashwood	3	House	\$1,650,000	04 Nov 2024
 15 Mitchell Av Ashwood	3	House	\$1,220,000	01 Nov 2024
 43 High Street Rd Ashwood	5	House	\$2,330,000	28 Oct 2024
 8 Maroondah Rd Ashwood	4	House	\$1,838,888	27 Oct 2024
 1/23 Yertchuk Av Ashwood	3	Unit	\$1,000,000	26 Oct 2024
 17 Jingella Av Ashwood	3	House	\$1,346,000	26 Oct 2024
 2/5 Yunki Ct Ashwood	3	Unit	\$960,000	26 Oct 2024
 204/151 Huntingdale Rd Ashwood	2	Apartment	\$485,000	21 Oct 2024
 4/45 Winbirra Pde Ashwood	3	Townhouse	\$996,000	19 Oct 2024
 38 Carlyle St Ashwood	3	House	\$1,380,000	19 Oct 2024
 42 Silver Ash Av Ashwood	3	House	\$1,445,000	19 Oct 2024
 2/2 Leonard St ASHWOOD	3	Townhouse	\$1,085,000	19 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 16 Montrose St Ashwood	3	House	\$1,540,000	19 Oct 2024
 461 Warrigal Rd Ashwood	3	House	\$1,258,000	17 Oct 2024
 12 Maroondah Rd Ashwood	4	House	\$1,550,000	15 Oct 2024
 26a Raymond St Ashwood	2	House	\$825,000	12 Oct 2024
 29 Raymond St Ashwood	4	House	\$1,320,000	07 Oct 2024
 309/8 Power Av Ashwood	2	Apartment	\$610,000	30 Sep 2024
 1/3 Cudgee Ct Ashwood	3	Unit	\$950,000	26 Sep 2024
 1/84 High Street Rd Ashwood	4	House	\$1,177,500	25 Sep 2024
 10 Cudgee Ct Ashwood	2	Townhouse	\$795,000	23 Sep 2024
 8 Allambi St Ashwood	3	House	\$1,480,888	20 Sep 2024
 2/84 High Street Rd Ashwood	4	Townhouse	\$1,480,000	20 Sep 2024
 2/15 Mulgrave St Ashwood	4	Townhouse	\$1,340,000	19 Sep 2024



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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