

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.45m**

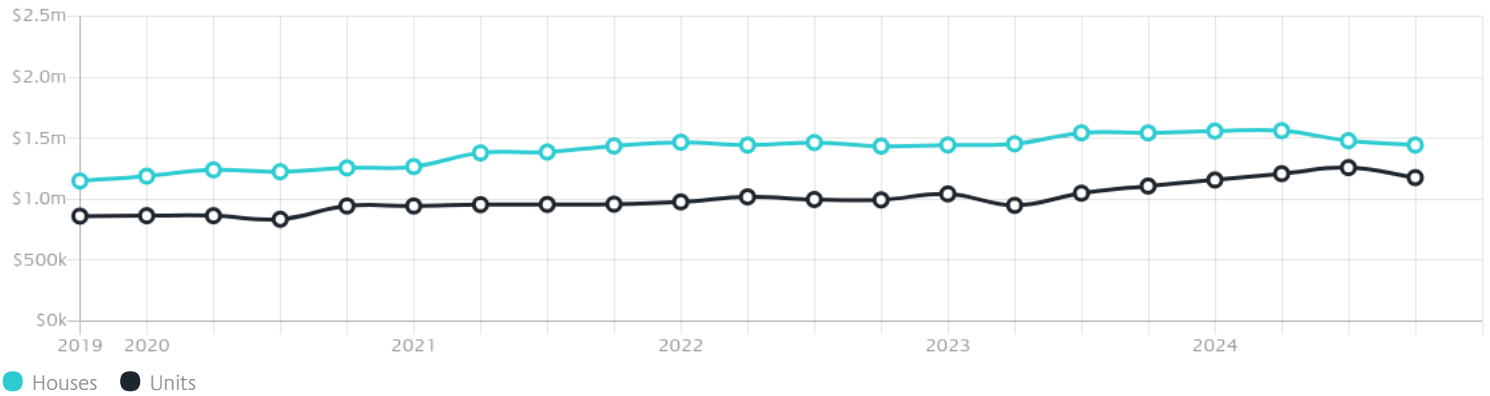
Quarterly Price Change  
**-2.42% ↓**

## Median Unit Price\*

Median  
**\$1.18m**

Quarterly Price Change  
**-6.54% ↓**

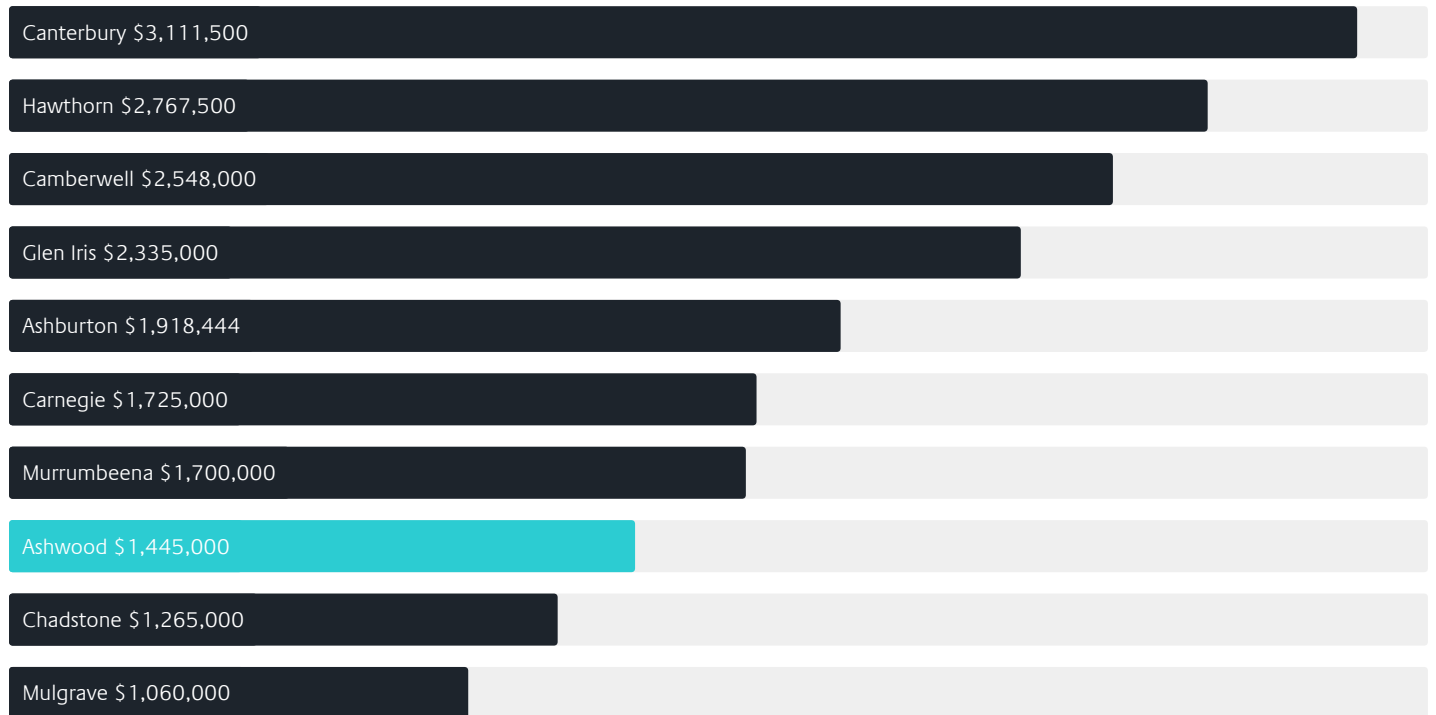
## Quarterly Price Change\*



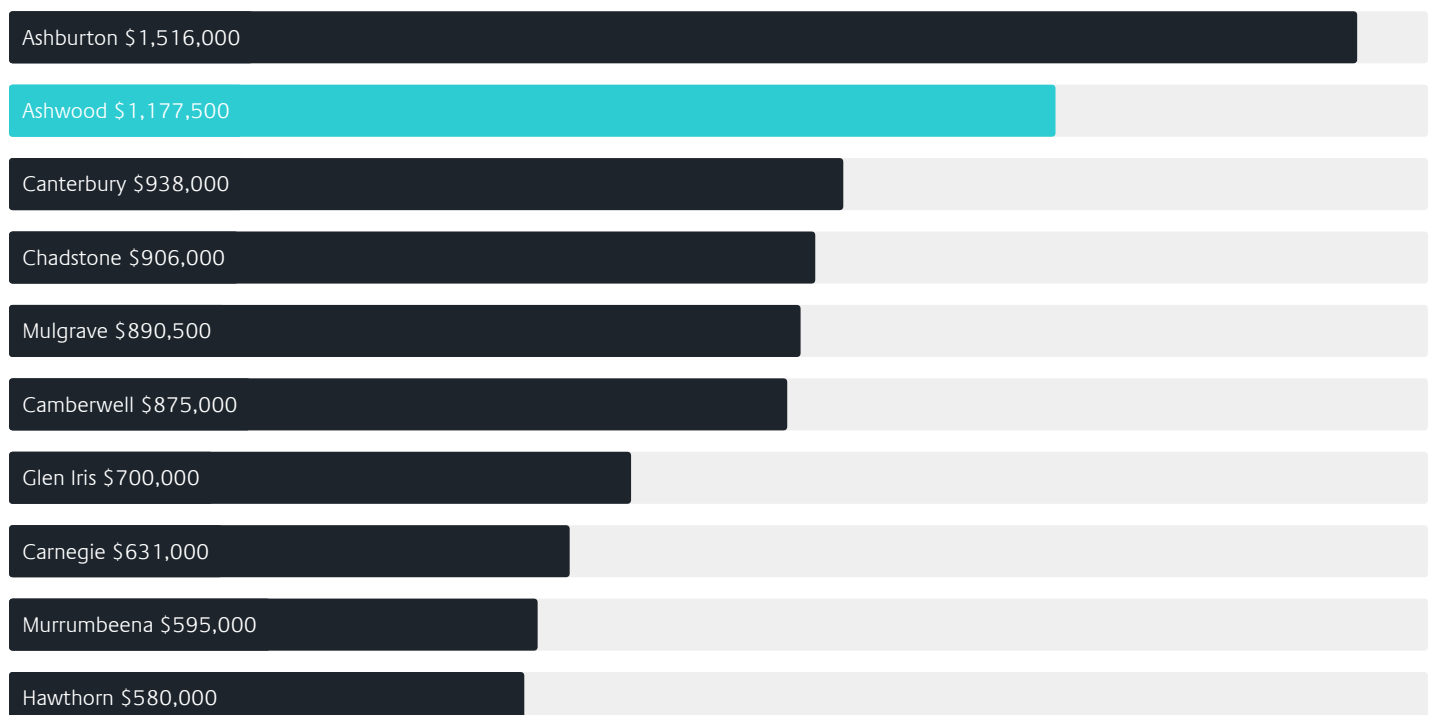
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 68%  
● Private 32%

Auction Clearance Rate\*

78.95%

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2 Shaw St Ashwood	3	House	\$1,651,000	30 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
 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
 26c Raymond St Ashwood	3	Townhouse	\$1,040,000	04 Nov 2024
 15 Mitchell Av Ashwood	3	House	\$1,220,000	01 Nov 2024
 1/23 Yertchuk Av Ashwood	3	Unit	\$1,000,000	26 Oct 2024
 2/5 Yunki Ct Ashwood	3	Unit	\$960,000	26 Oct 2024
 17 Jingella Av Ashwood	3	House	\$1,346,000	26 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 204/151 Huntingdale Rd Ashwood	2	Apartment	\$485,000	21 Oct 2024
 2/2 Leonard St ASHWOOD	3	Townhouse	\$1,085,000	19 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
 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
 29 Raymond St Ashwood	4	House	\$1,320,000	07 Oct 2024
 101/151 Huntingdale Rd Ashwood	2	Strata Unit/Flat	\$600,000	30 Sep 2024
 309/8 Power Av Ashwood	2	Apartment	\$610,000	30 Sep 2024
 1/3 Cudjee Ct Ashwood	3	Unit	\$950,000	26 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 8 Moore St Ashwood	5	House	\$2,678,000	15 Sep 2024
 1 / 1 Woolert St Ashwood	4	Townhouse	\$1,656,000	15 Sep 2024
 1 / 18 Temple St Ashwood	2	Unit	\$686,000	14 Sep 2024
 140 High Street Rd Ashwood	2	House	\$400,000	14 Sep 2024
 2 / 56 Cassinia Av Ashwood	4	Townhouse	\$1,445,000	12 Sep 2024
 5 Edmonds Av Ashwood	4	House	\$1,560,000	07 Sep 2024
 29A Closter Av Ashwood	4	Townhouse	\$1,606,000	07 Sep 2024



Please contact your local Jellis Craig office

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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