

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.47m

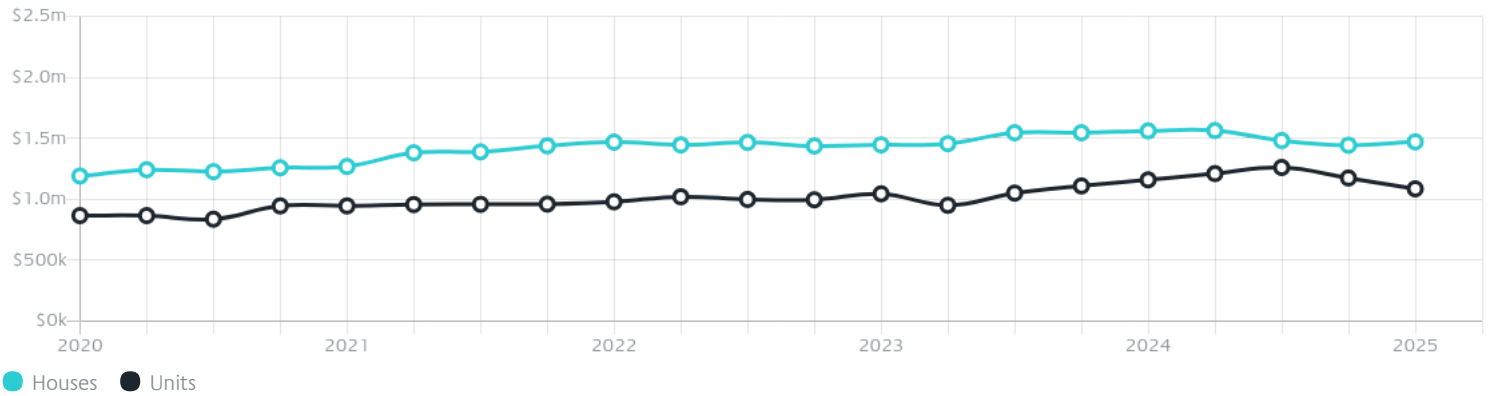
Quarterly Price Change
1.90% ↑

Median Unit Price*

Median
\$1.09m

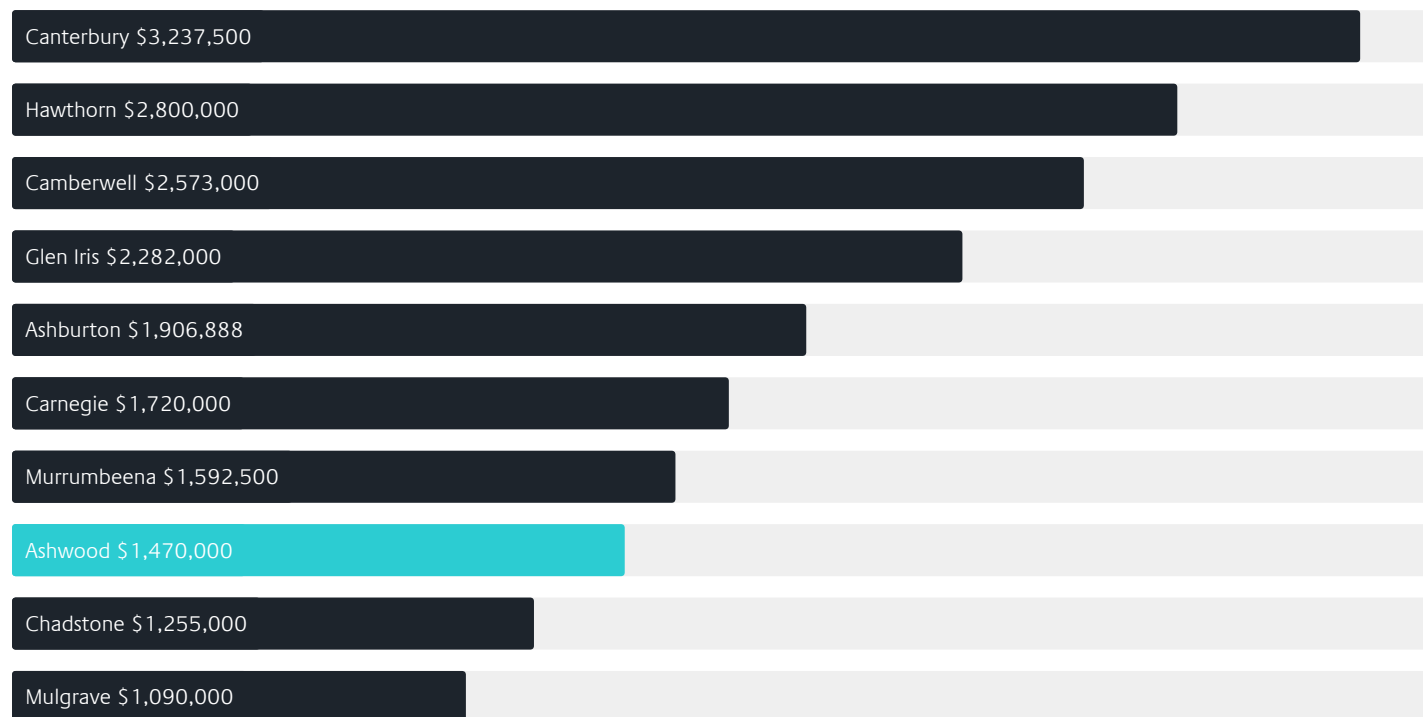
Quarterly Price Change
-7.56% ↓

Quarterly Price Change*

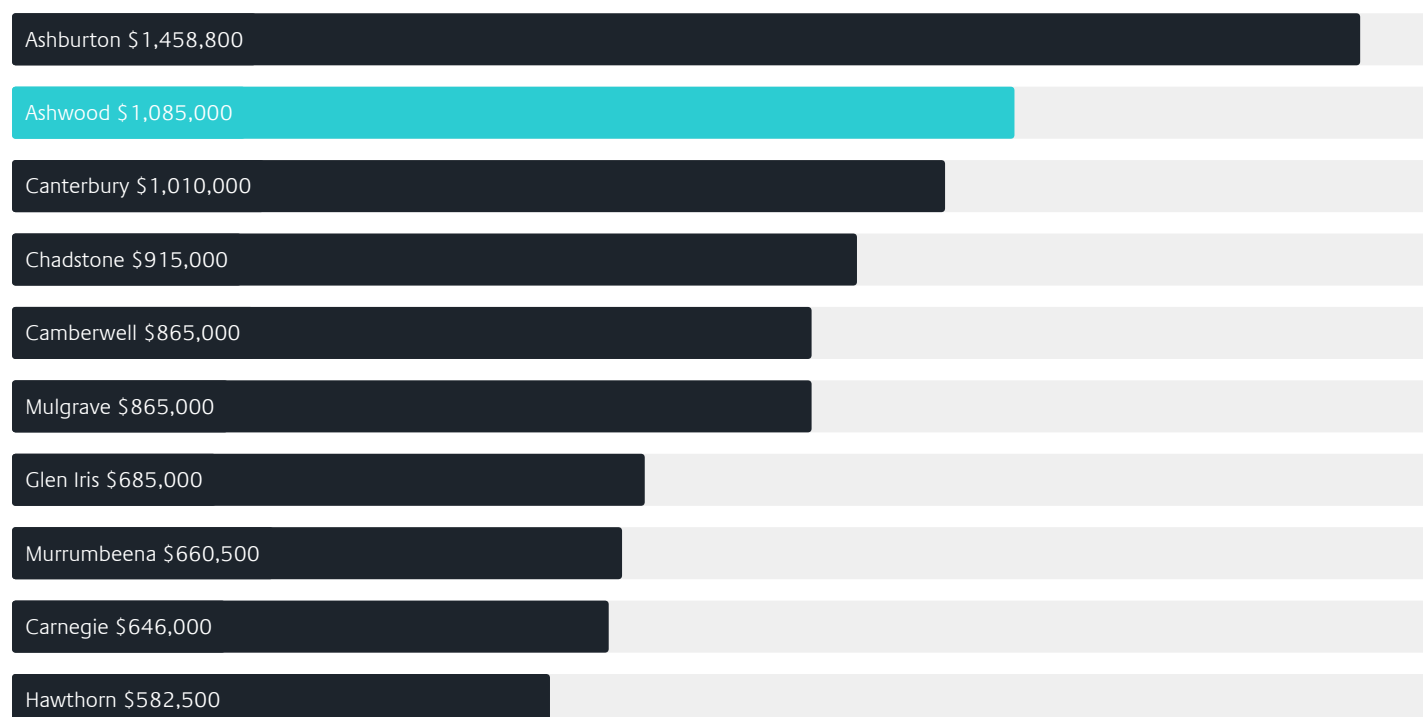


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 56%
● Private 44%

Auction Clearance Rate*

84.21%

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~





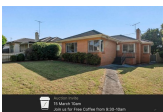







Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Raymond St Ashwood	3	House	\$1,480,000	26 Jun 2025
 2/15 George St Ashwood	4	Unit	\$1,317,000	21 Jun 2025
 18 Maroondah Rd Ashwood	5	House	\$2,880,000	07 Jun 2025
 16 Cassinia Av Ashwood	4	House	\$1,690,000	31 May 2025
 1/27 Electra Av Ashwood	3	Unit	\$910,500	31 May 2025
 27 Reid St Ashwood	5	House	\$1,700,000	31 May 2025
 25 Barrington Dr Ashwood	5	House	\$2,545,000	28 May 2025
 38 Power Av Ashwood	3	House	\$990,000	28 May 2025
 22 Barrington Dr Ashwood	3	House	\$1,355,000	27 May 2025
 50 Electra Av Ashwood	4	House	\$1,718,000	24 May 2025
 21 Reid St Ashwood	4	House	\$1,680,000	24 May 2025
 14 Leonard St Ashwood	4	House	\$1,540,888	23 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/2 Silver Ash Av Ashwood	3	House	\$1,165,000	17 May 2025
 1/37 Ashwood Dr Ashwood	3	Townhouse	\$1,263,000	14 May 2025
 8 Power Av Ashwood	1	Strata Unit/Flat	\$432,500	12 May 2025
 2/7 Condah Ct Ashwood	2	Unit	\$729,000	10 May 2025
 3 Rocklands Rd Ashwood	3	House	\$1,570,000	06 May 2025
 3/6 Electra Av Ashwood	4	Townhouse	\$1,222,000	26 Apr 2025
 573 Warrigal Rd Ashwood	3	House	\$1,275,000	23 Apr 2025
 129 Huntingdale Rd Ashwood	4	House	\$1,322,904	17 Apr 2025
 48 George St ASHWOOD	4	House	\$1,700,000	16 Apr 2025
 31a Shaw St Ashwood	3	House	\$1,215,000	15 Apr 2025
 4/111 Huntingdale Rd Ashwood	2	Unit	\$750,000	05 Apr 2025
 36 Teck St Ashwood	3	House	\$1,205,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Maroondah Rd Ashwood	5	House	\$3,005,000	05 Apr 2025
 13 Boston St Ashwood	3	House	\$1,380,000	29 Mar 2025
 30 Jingella Av Ashwood	6	House	\$1,801,888	27 Mar 2025
 8a Shaw St Ashwood	3	Townhouse	\$1,370,000	22 Mar 2025
 35 Montpellier Rd Ashwood	3	House	\$1,555,000	15 Mar 2025
 3 / 108 High Street Rd Ashwood	4	House	\$1,310,000	15 Mar 2025
 23 / 2 Temple St Ashwood	2	Flat / Unit / Apartment	\$700,000	15 Mar 2025
 2 / 11 Katta Ct Ashwood	2	Townhouse	\$868,000	15 Mar 2025
 10 Moore St Ashwood	2	House	\$1,510,000	14 Mar 2025
 1 / 21 Shaw St Ashwood	2	Flat / Unit / Apartment	\$723,000	14 Mar 2025
 2 / 26 Lavidge Rd ASHWOOD	3	Townhouse	\$1,091,000	14 Mar 2025
 1 / 25 Shaw St Ashwood	2	Villa	\$723,000	14 Mar 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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