

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.47m

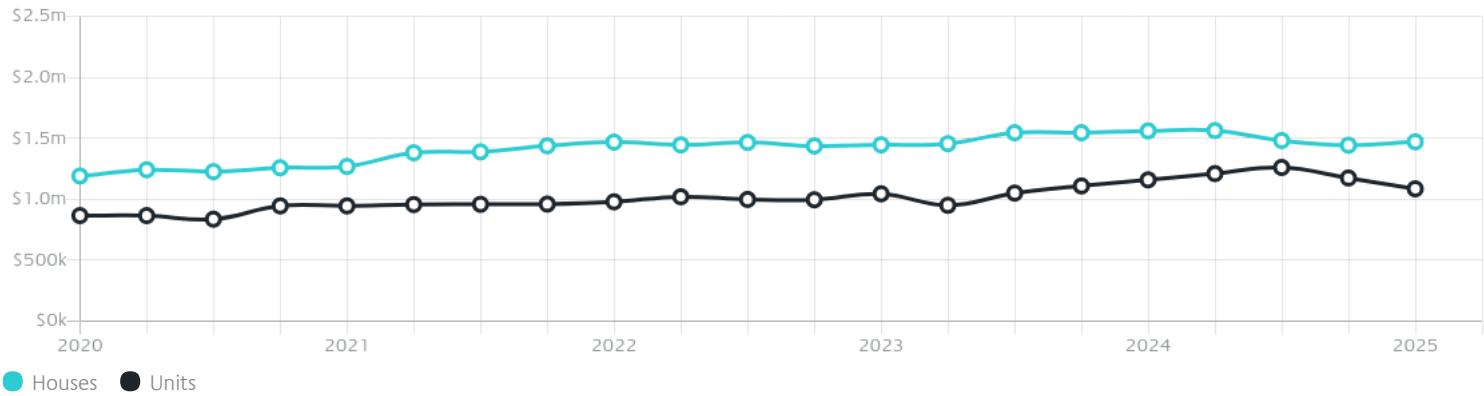
Quarterly Price Change
1.90% ↑

Median Unit Price*

Median
\$1.09m

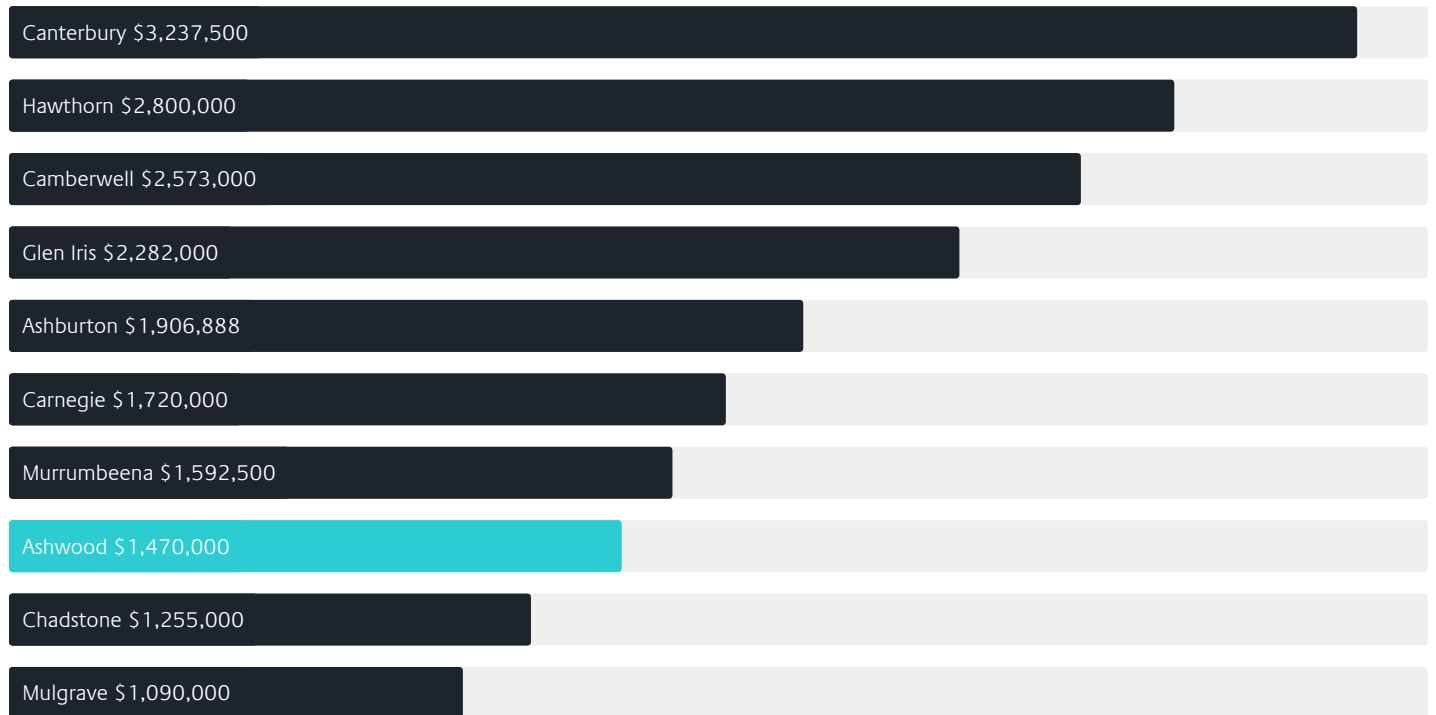
Quarterly Price Change
-7.56% ↓

Quarterly Price Change*

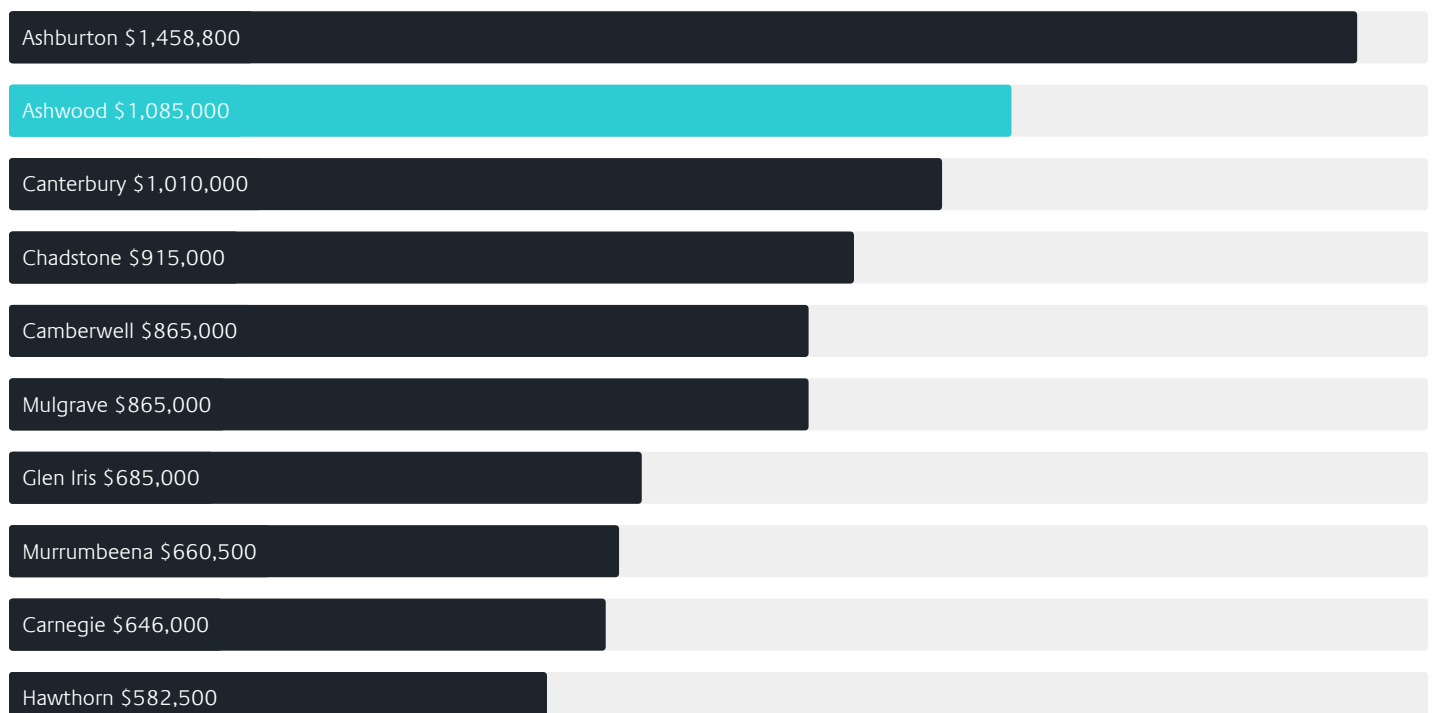


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 72%
● Private 28%

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^





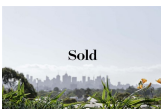







39 years

Median Household Size^





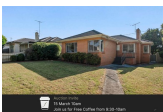







2.5 people

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 jellisicraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  16 Cassinia Av Ashwood | 4 | House | \$1,690,000 | 31 May 2025 |
|  1/27 Electra Av Ashwood | 3 | Unit | \$910,500 | 31 May 2025 |
|  25 Barrington Dr Ashwood | 5 | House | \$2,545,000 | 28 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 |
|  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 |
|  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 |
|  48 George St ASHWOOD | 4 | House | \$1,700,000 | 16 Apr 2025 |
|  31a Shaw St Ashwood | 3 | House | \$1,215,000 | 15 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  36 Teck St Ashwood | 3 | House | \$1,205,000 | 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 |
|  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 |
|  4A Salisbury Rd Ashwood | 4 | House | \$1,535,000 | 05 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  2/59 Cleveland Rd Ashwood | 4 | Townhouse | \$1,185,000 | 03 Mar 2025 |
|  5 Yooralla St Ashwood | 5 | House | \$2,500,000 | 27 Feb 2025 |
|  82 High Street Rd Ashwood | 3 | Land | \$1,150,000 | 15 Feb 2025 |
|  12/2-12 Temple St Ashwood | 2 | Unit | \$791,000 | 15 Feb 2025 |
|  12/2 Temple St Ashwood | 2 | Flat/Unit/Apartment | \$791,000 | 15 Feb 2025 |
|  5 Malmsbury Dr Ashwood | 4 | House | \$1,900,000 | 15 Feb 2025 |
|  35 High Street Rd Ashwood | 3 | House | \$1,210,000 | 15 Feb 2025 |
|  15 Silver Ash Av Ashwood | 4 | House | \$1,718,000 | 15 Feb 2025 |
|  2/8 Mulgrave St Ashwood | 4 | Flat/Unit/Apartment | \$1,300,000 | 14 Feb 2025 |
|  4 Farmer St Ashwood | 3 | House | \$1,750,000 | 29 Jan 2025 |
|  1/9 Woolert St Ashwood | 3 | Flat/Unit/Apartment | \$1,150,000 | 26 Jan 2025 |
|  1C Leonard St Ashwood | 4 | House | \$1,450,000 | 20 Jan 2025 |



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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