

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median  
**\$1.47m**

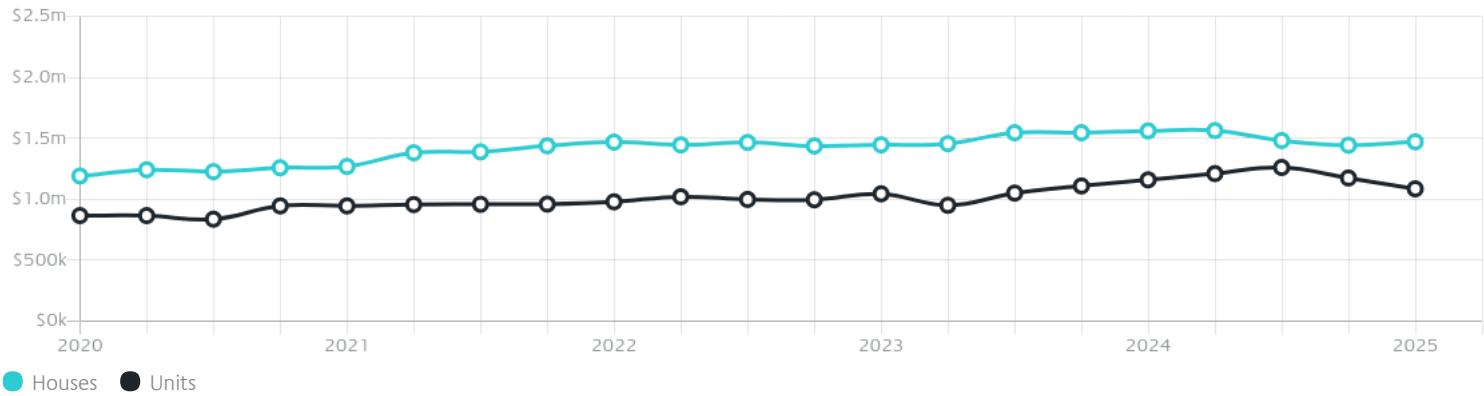
Quarterly Price Change  
**1.90% ↑**

## Median Unit Price\*

Median  
**\$1.09m**

Quarterly Price Change  
**-7.56% ↓**

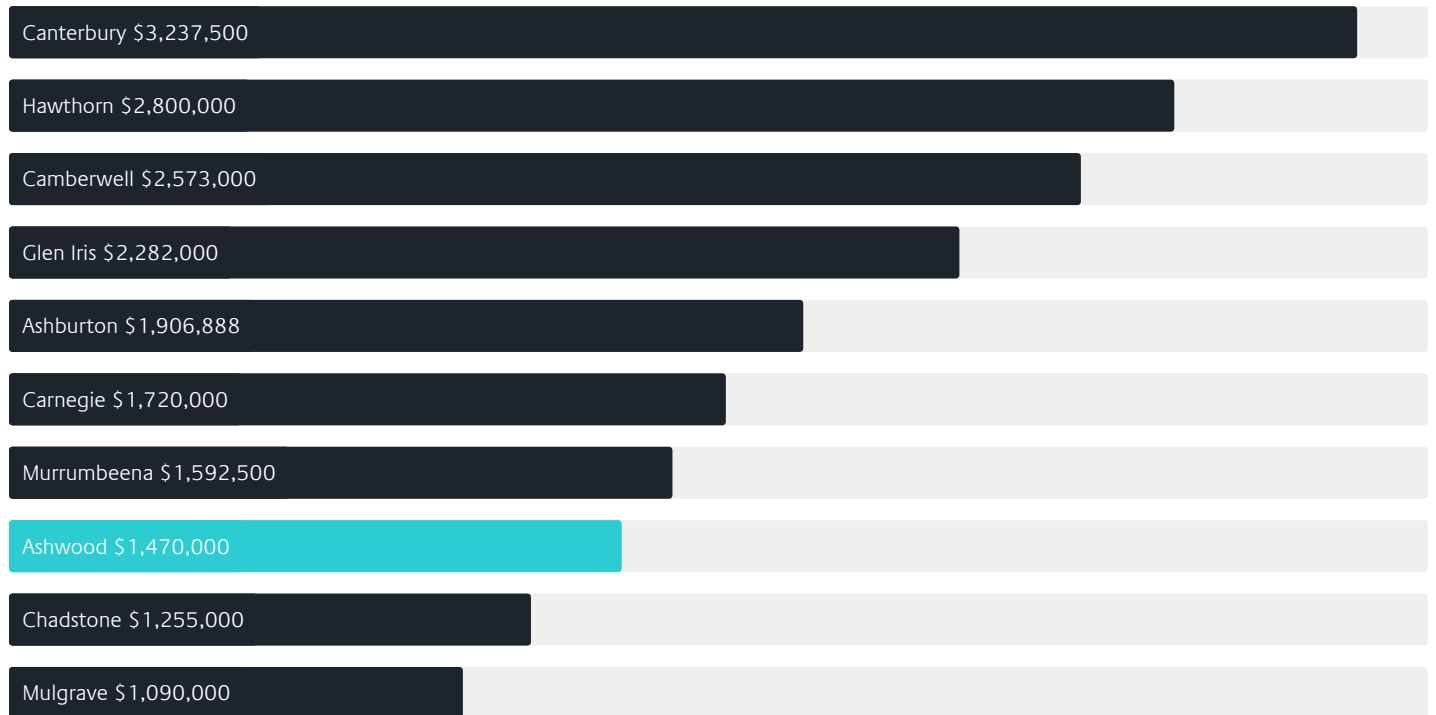
## Quarterly Price Change\*



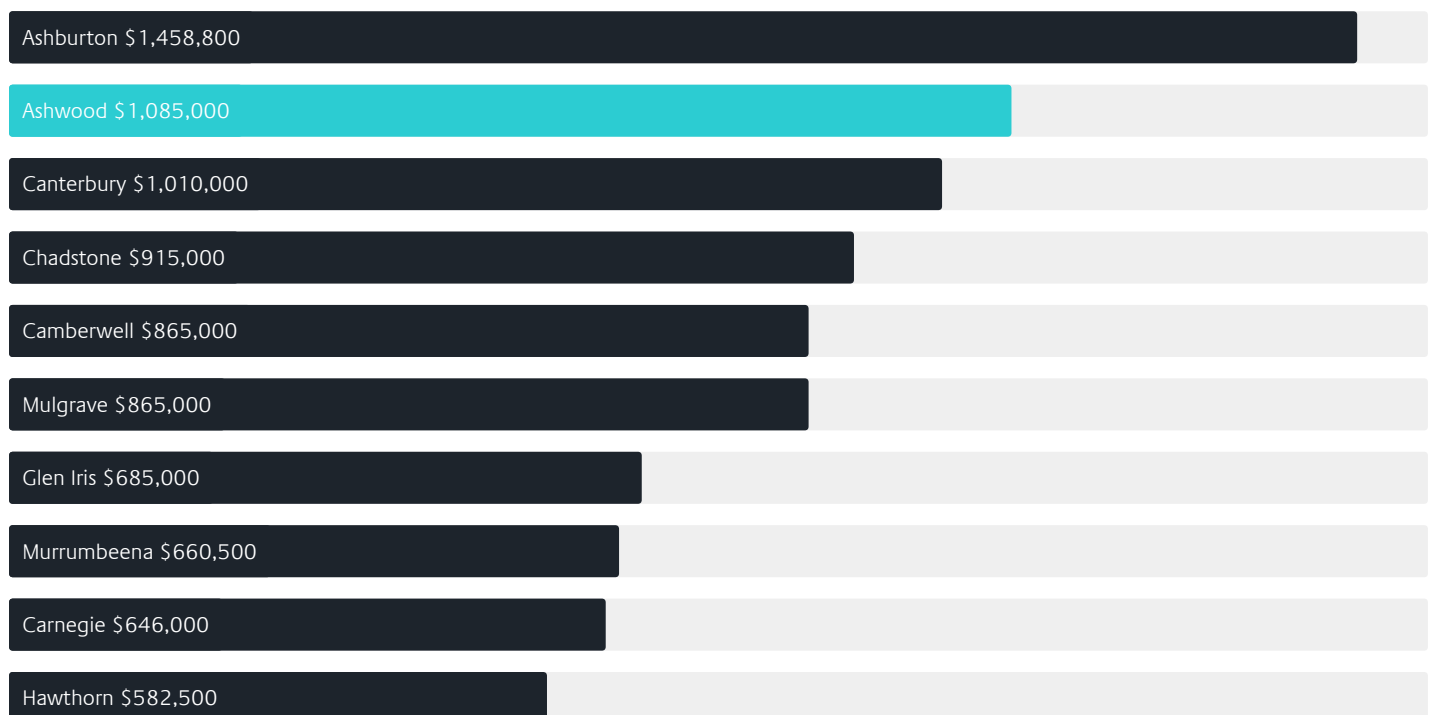
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 72%  
● Private 28%

Auction Clearance Rate\*

91.3%

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
 31a Shaw St Ashwood	3	House	\$1,215,000	15 Apr 2025
 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 Montpelier Rd Ashwood	3	House	\$1,555,000	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
 1/25 Shaw St Ashwood	2	Villa	\$723,000	14 Mar 2025
 4A Salisbury Rd Ashwood	4	House	\$1,535,000	05 Mar 2025
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 15 Silver Ash Av Ashwood	4	House	\$1,718,000	15 Feb 2025
 35 High Street Rd Ashwood	3	House	\$1,210,000	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
 1/39 Barrington Dr Ashwood	4	Flat/Unit/Apartment	\$1,351,000	15 Jan 2025
 2 Shaw St Ashwood	3	House	\$1,651,000	30 Dec 2024
 1/27 Edmonds Av Ashwood	3	Flat/Unit/Apartment	\$1,054,000	20 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 201 / 151 Huntingdale Rd Ashwood	1	House	\$480,000	19 Dec 2024
 1 / 17 Temple St Ashwood	2	Unit	\$716,000	16 Dec 2024
 46 Carlyle St Ashwood	2	House	\$1,440,000	14 Dec 2024
 40 Lavidge Rd Ashwood	4	House	\$1,716,888	12 Dec 2024
 87 Morton Rd Ashwood	3	Townhouse	\$950,000	07 Dec 2024
 2c Cleveland Rd Ashwood	3	Townhouse	\$1,160,000	06 Dec 2024
 1 Delta Av Ashwood	3	House	\$1,150,000	03 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
 19b Electra Av Ashwood	3	Townhouse	\$1,166,000	30 Nov 2024
 5 Station Av Ashwood	4	House	\$1,868,000	23 Nov 2024
 27 Raymond St Ashwood	3	House	\$1,350,000	23 Nov 2024



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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