

JellisCraig

ASHWOOD

Suburb Report

Know your neighbourhood.



ASHWOOD SUBURB REPORT

Median House Price*

Median

\$1.47m

Quarterly Price Change

-0.34% ↓

Median Unit Price*

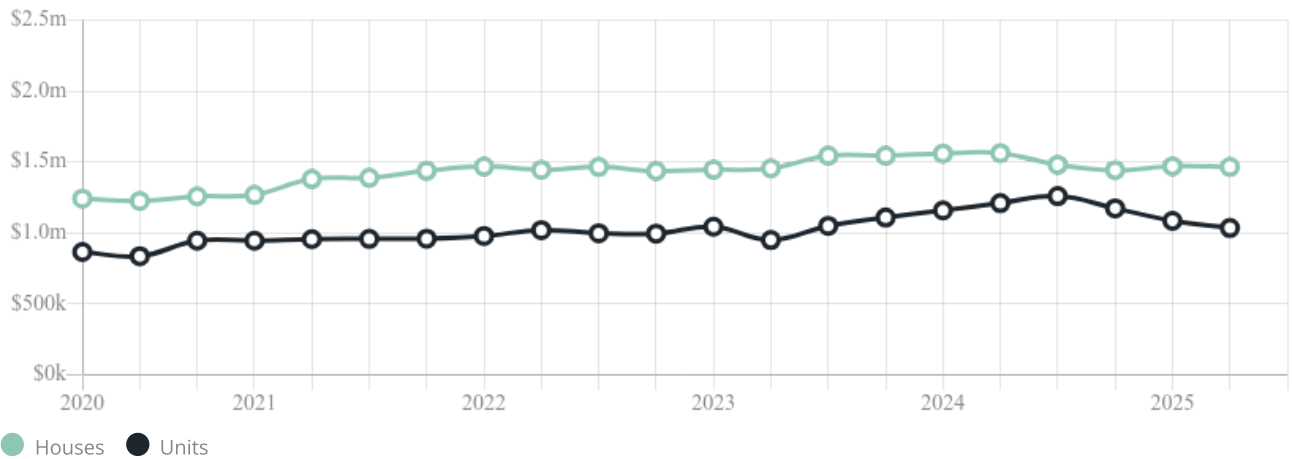
Median

\$1.04m

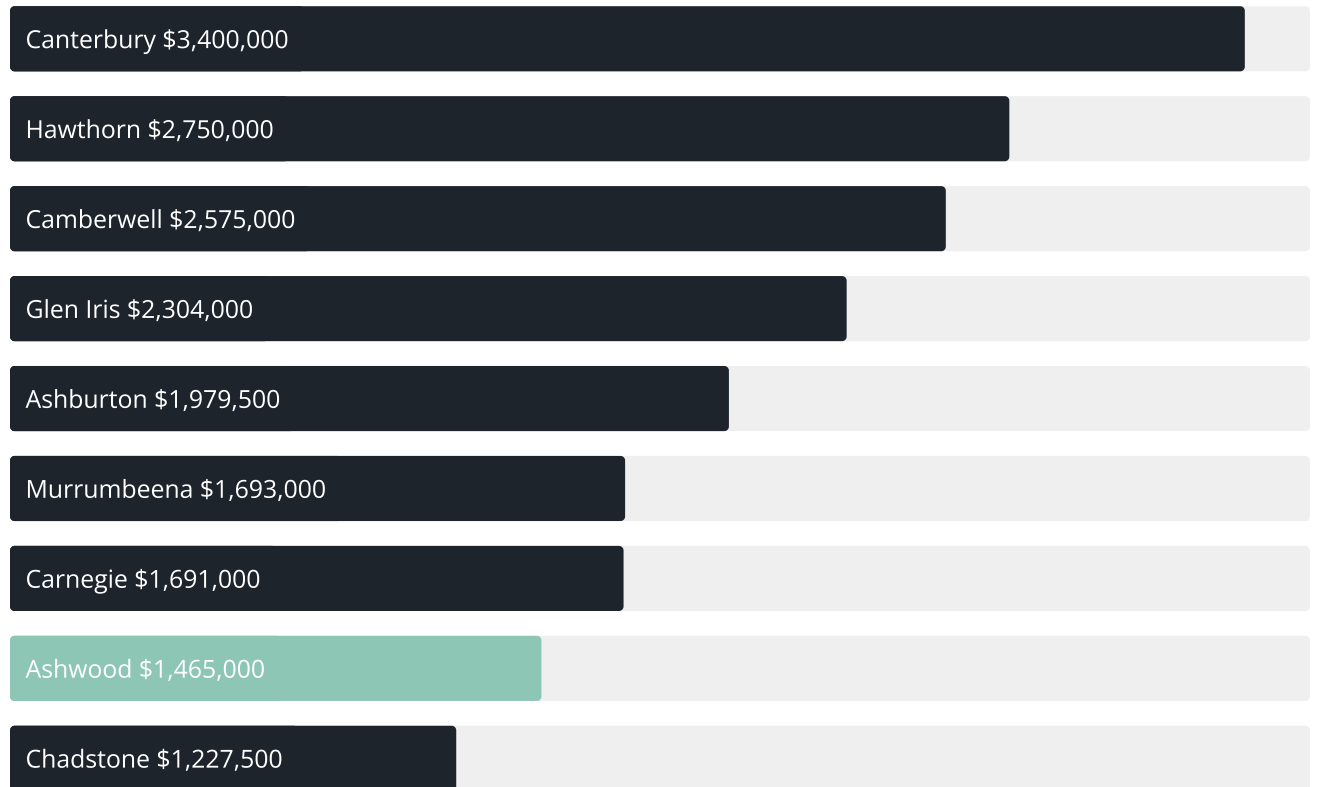
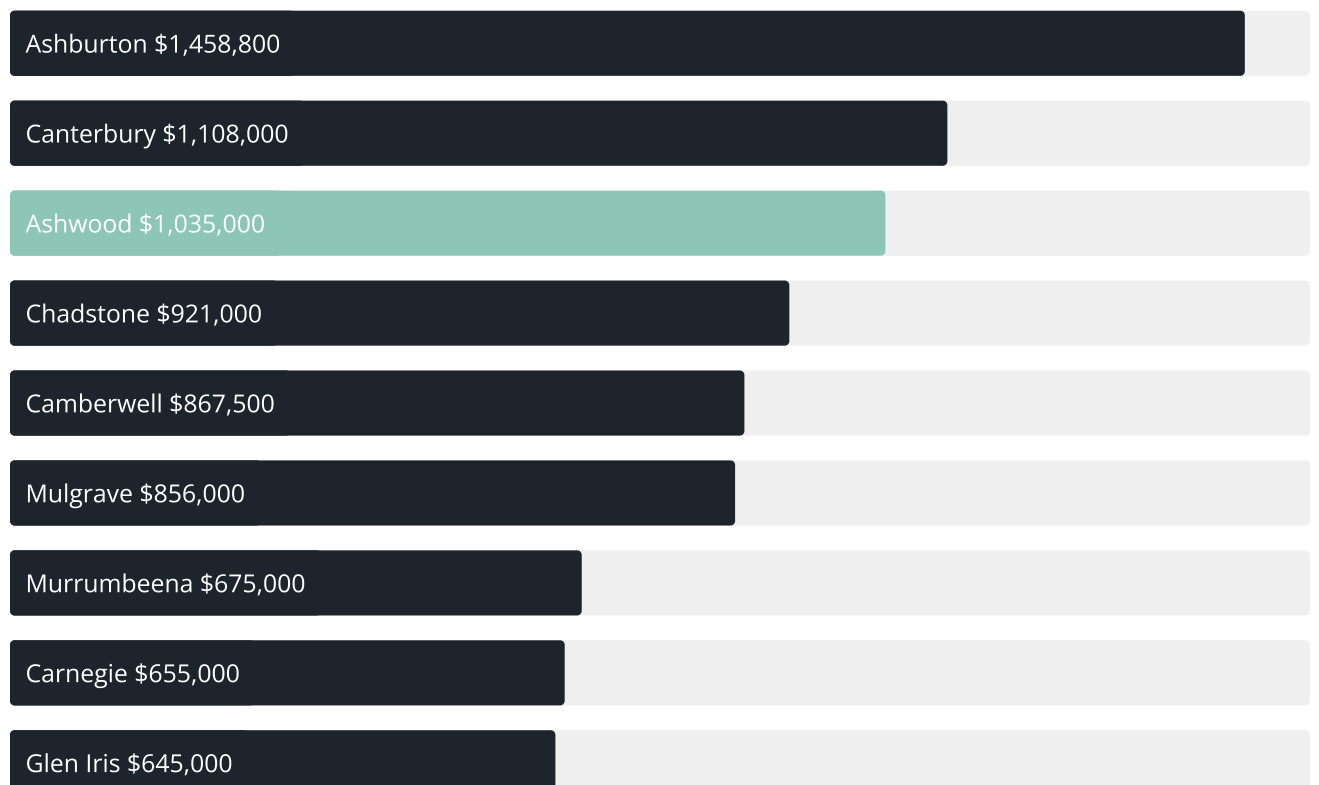
Quarterly Price Change

-4.60% ↓

Quarterly Price Change*



ASHWOOD SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

ASHWOOD SUBURB REPORT

Sale Method^{*}

● Auction 70%
● Private 30%

Auction Clearance Rate^{*}

95.65%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.1 years

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[^]

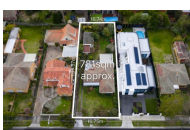
39 years

Median Household Size[^]

2.5 people

ASHWOOD SUBURB REPORT

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
 3/9 May Park Av Ashwood	2	Unit	\$1,000,000	13 Sep 2025
 2 Beechwood Tce Ashwood	4	House	\$1,841,000	13 Sep 2025
 227 High Street Rd Ashwood	3	House	\$1,301,000	07 Sep 2025
 2/13 Woolert St Ashwood	3	Villa	\$940,000	30 Aug 2025
 3 Eildon Rd Ashwood	3	House	\$1,440,000	30 Aug 2025
 44b Power Av Ashwood	4	House	\$1,339,999	29 Aug 2025
 2/8 Reid St Ashwood	2	Unit	\$750,000	23 Aug 2025
 2/29 Douglas St Ashwood	3	Unit	\$1,361,000	20 Aug 2025
 1/7a Jordan St Ashwood	3	Townhouse	\$1,283,000	19 Aug 2025
 35 George St Ashwood	3	House	\$1,780,000	16 Aug 2025

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Teck St Ashwood	6	House	\$1,885,000	16 Aug 2025
 30 Mulgrave St Ashwood	3	House	\$1,350,000	16 Aug 2025
 7 Kiewa St Ashwood	4	House	\$1,800,000	03 Aug 2025
 106/8 Power Av Ashwood	1	Apartment	\$450,000	28 Jul 2025
 18b Heather Av Ashwood	4	House	\$1,677,000	23 Jul 2025
 1/46 Edmonds Av Ashwood	3	Townhouse	\$901,800	18 Jul 2025
 2/5 Katta Ct Ashwood	3	House	\$1,008,000	15 Jul 2025
 1/2 Allambi St Ashwood	4	Townhouse	\$1,601,000	05 Jul 2025
 7/21-25 Shaw St Ashwood	2	Villa	\$712,000	05 Jul 2025
 20 Railway Av Ashwood	9	House	\$1,430,000	03 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 1/7 Condah Ct Ashwood	2	Unit	\$767,790	02 Jul 2025
 108/151-153 Huntingdale Rd Ashwood	2	Unit	\$490,000	27 Jun 2025
 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
 22 Leonard St Ashwood	5	House	\$2,170,000	16 Jun 2025
 18 Maroondah Rd Ashwood	5	House	\$2,880,000	07 Jun 2025
 47 High Street Rd Ashwood	4	House	\$1,190,000	05 Jun 2025
 1/29 Electra Av Ashwood	3	House	\$1,030,000	31 May 2025
 16 Cassinia Av Ashwood	4	House	\$1,690,000	31 May 2025
 29 Yertchuk Av Ashwood	3	House	\$1,595,000	31 May 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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