

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.27m**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

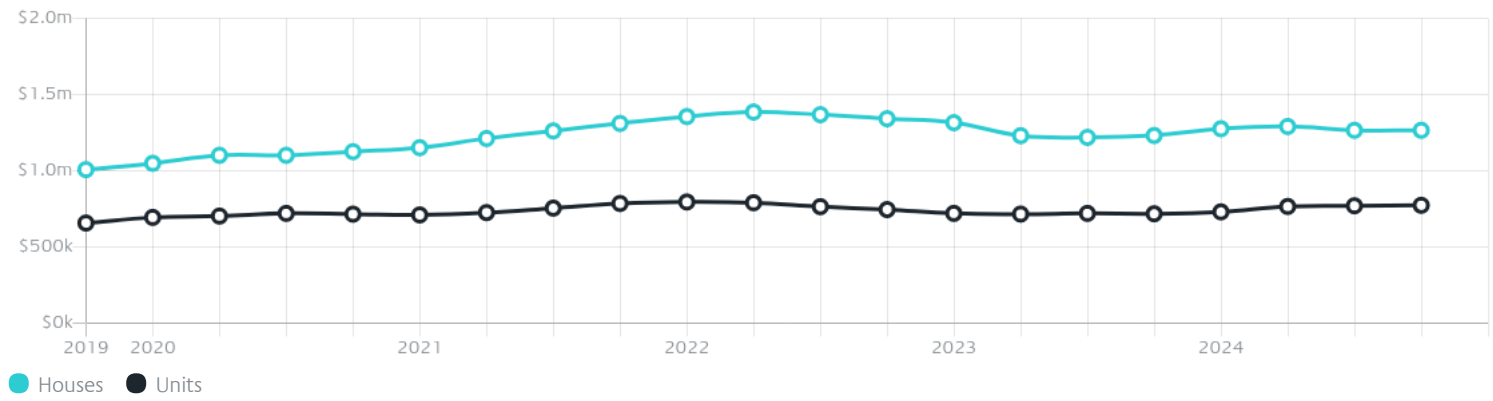
Median

**\$773k**

Quarterly Price Change

**0.38% ↑**

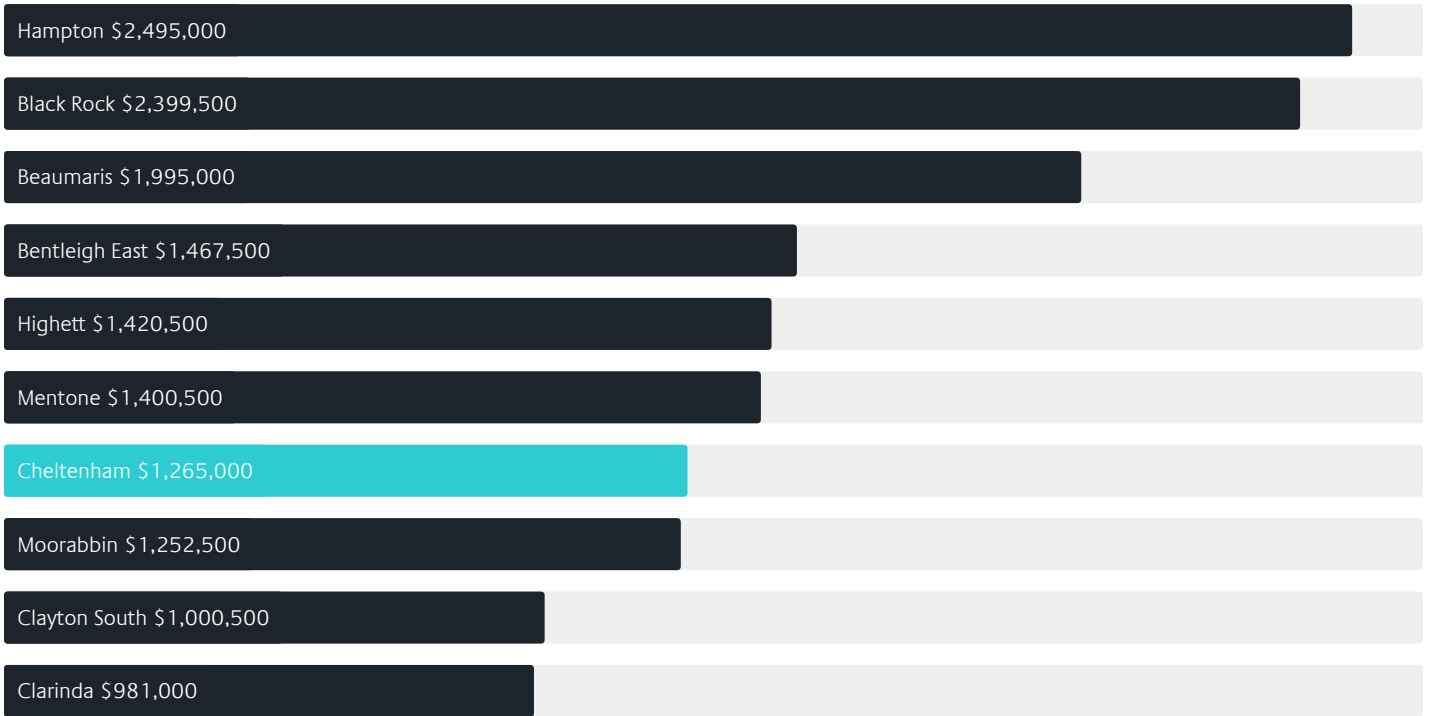
## Quarterly Price Change\*



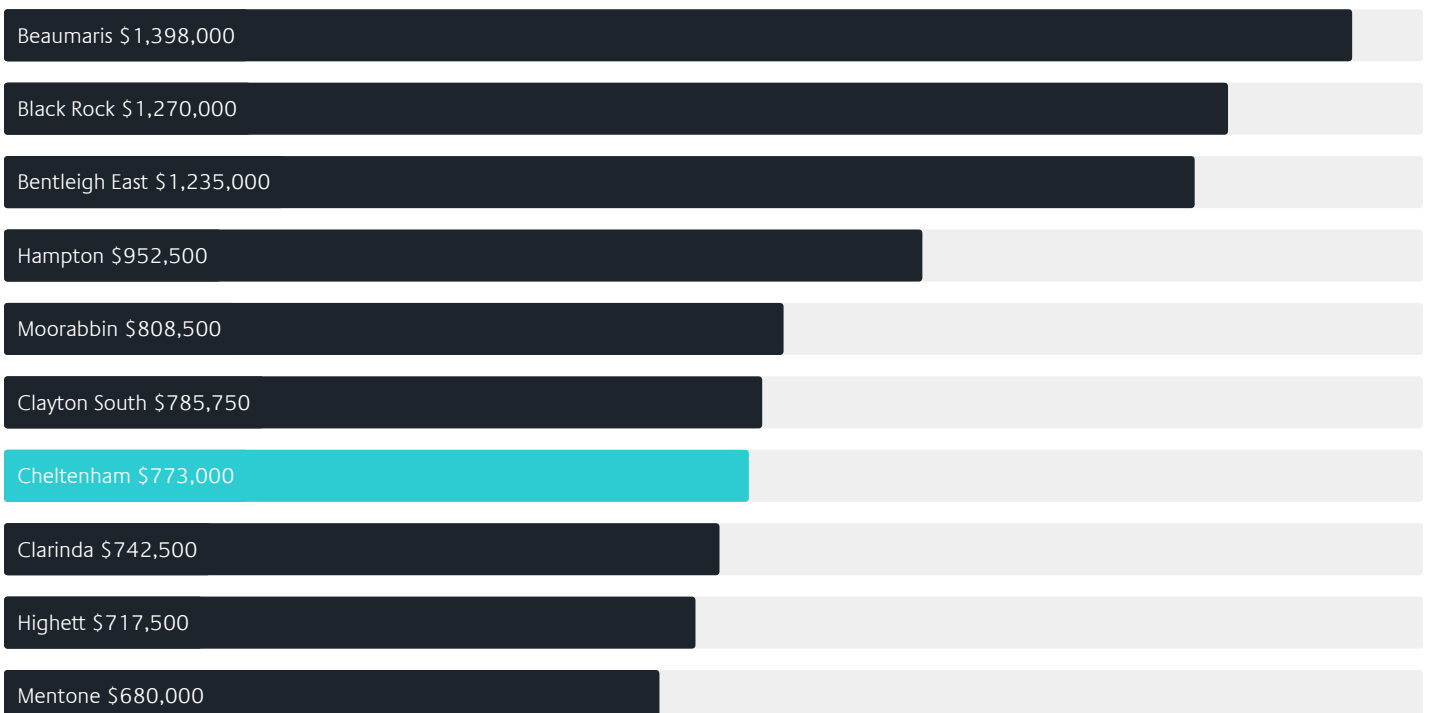
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 65%  
● Private 35%

## Auction Clearance Rate<sup>\*</sup>

84.38%

## Median Days on Market<sup>^</sup>

31 days

## Average Hold Period<sup>\*</sup>

6.7 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 58% ● Units 42%

## Ownership<sup>^</sup>



● Owned Outright 36% ● Mortgaged 40% ● Rented 24%

## Population<sup>^</sup>

23,992

## Median Asking Rent per week<sup>\*</sup>

\$700

## Population Growth<sup>^</sup>

7.63%

## Rental Yield<sup>\*</sup>

2.88%

## Median Age<sup>^</sup>











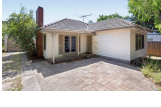

40 years

## Median Household Size<sup>^</sup>











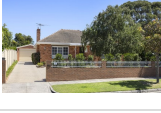

2.4 people

# Sold Properties~










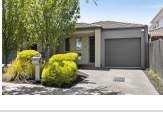
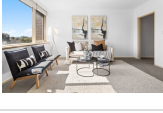

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 6a Follett Rd Cheltenham	3	Unit	\$1,070,000	28 Feb 2025
 17 Jells Rd Cheltenham	5	House	\$1,270,000	22 Feb 2025
 14 Jells Rd Cheltenham	3	House	\$1,155,000	22 Feb 2025
 29 Weymar St Cheltenham	3	House	\$1,130,000	22 Feb 2025
 415/1228 Nepean Hwy Cheltenham	2	Apartment	\$465,000	22 Feb 2025
 119 Beatrice St Cheltenham	4	House	\$1,200,000	22 Feb 2025
 8 Kayden St Cheltenham	3	House	\$1,090,000	22 Feb 2025
 9 Edward St Cheltenham	3	House	\$1,147,000	15 Feb 2025
 34 Tulip Gr Cheltenham	3	House	\$1,550,000	15 Feb 2025
 2/24 Follett Rd Cheltenham	2	Unit	\$862,000	15 Feb 2025
 43 Tulip Gr Cheltenham	3	House	\$1,550,000	15 Feb 2025
 203/1 Moola Ct Cheltenham	3	Apartment	\$1,060,000	14 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 35 Lincoln Dr Cheltenham	3	House	\$1,065,000	08 Feb 2025
 6/15 Sunray Av Cheltenham	1	Apartment	\$345,000	08 Feb 2025
 18 Erskine Av Cheltenham	3	House	\$1,466,000	08 Feb 2025
 3/41 Centre Dandenong Rd Cheltenham	1	Unit	\$455,000	08 Feb 2025
 17 Jennifer St Cheltenham	3	House	\$1,065,000	08 Feb 2025
 6/38 Booker St Cheltenham	2	Unit	\$517,500	05 Feb 2025
 2 Chelsea St Cheltenham	4	House	\$1,365,000	04 Feb 2025
 55 Silver St Cheltenham	3	House	\$1,020,000	01 Feb 2025
 6/21 Reeve Ct Cheltenham	2	Townhouse	\$670,000	01 Feb 2025
 10a Tilley St Cheltenham	3	Townhouse	\$1,465,000	01 Feb 2025
 22 Booker St Cheltenham	4	House	\$1,565,000	01 Feb 2025
 7/12-14 Hilda St Cheltenham	2	Unit	\$837,000	01 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17 May St Cheltenham	2	Townhouse	\$832,000	01 Feb 2025
 209/9 Chesterville Rd CHELTENHAM	1	Apartment	\$310,000	31 Jan 2025
 9 Primrose Av Cheltenham	3	Townhouse	\$851,000	29 Jan 2025
 51 Wilson St Cheltenham	3	House	\$975,000	23 Jan 2025
 3/2 Gillman St Cheltenham	2	Unit	\$610,000	21 Jan 2025
 7/7/8 Railway Rd Cheltenham	2	Apartment	\$450,000	21 Jan 2025
 11/1 Garfield St Cheltenham	2	Apartment	\$495,000	19 Jan 2025
 8a Devon St Cheltenham	4	Townhouse	\$1,575,000	18 Jan 2025
 5/129 Park Rd Cheltenham	2	Unit	\$820,000	18 Jan 2025
 25b Follett Rd Cheltenham	3	Townhouse	\$1,176,000	18 Jan 2025
 10/49 Wilson St Cheltenham	2	Apartment	\$450,000	15 Jan 2025
 49a Regent Pde Cheltenham	4	Townhouse	\$1,405,000	14 Jan 2025



Please contact your local Jellis Craig office

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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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