

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.25m

Quarterly Price Change

-1.03% ↓

## Median Unit Price\*

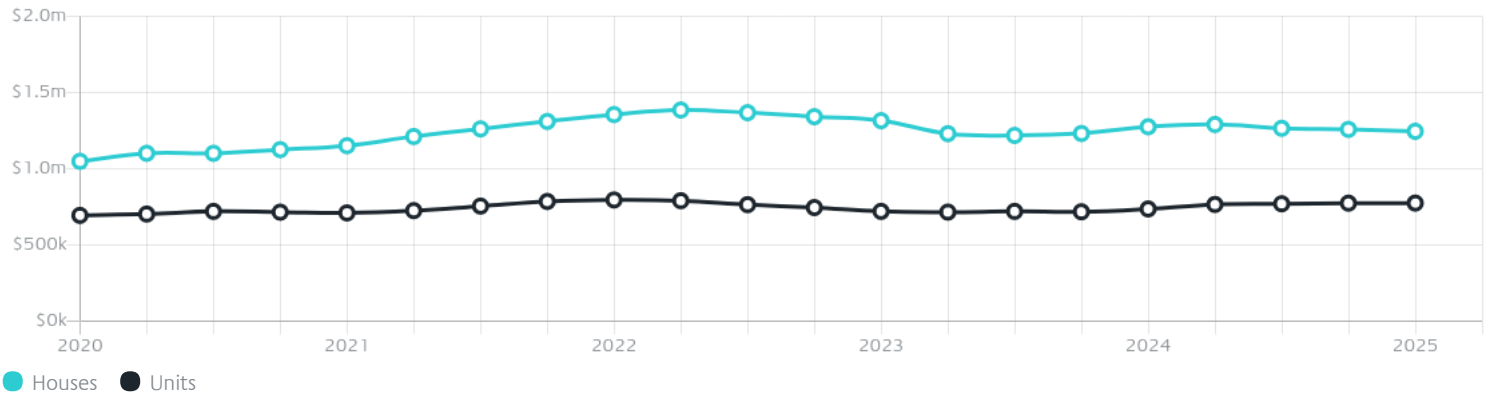
Median

\$775k

Quarterly Price Change

0.06% ↑

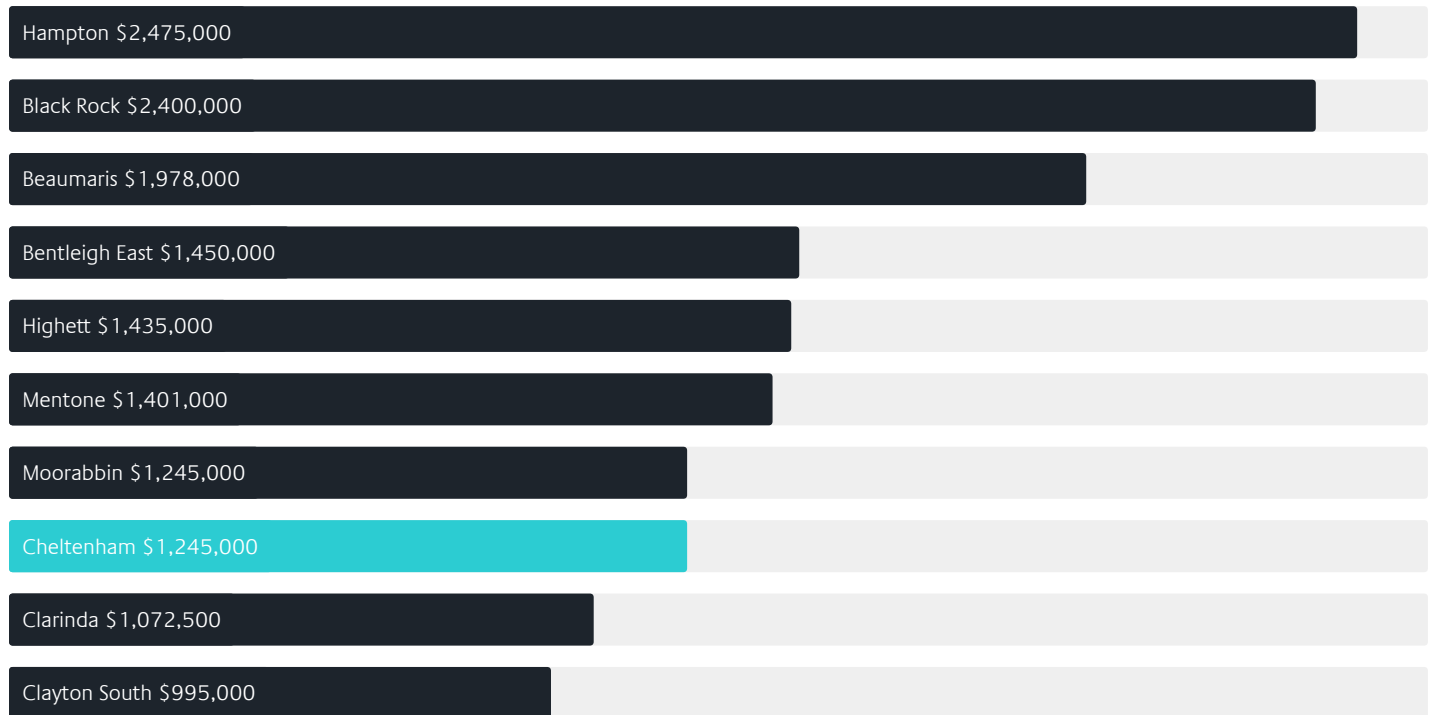
## Quarterly Price Change\*



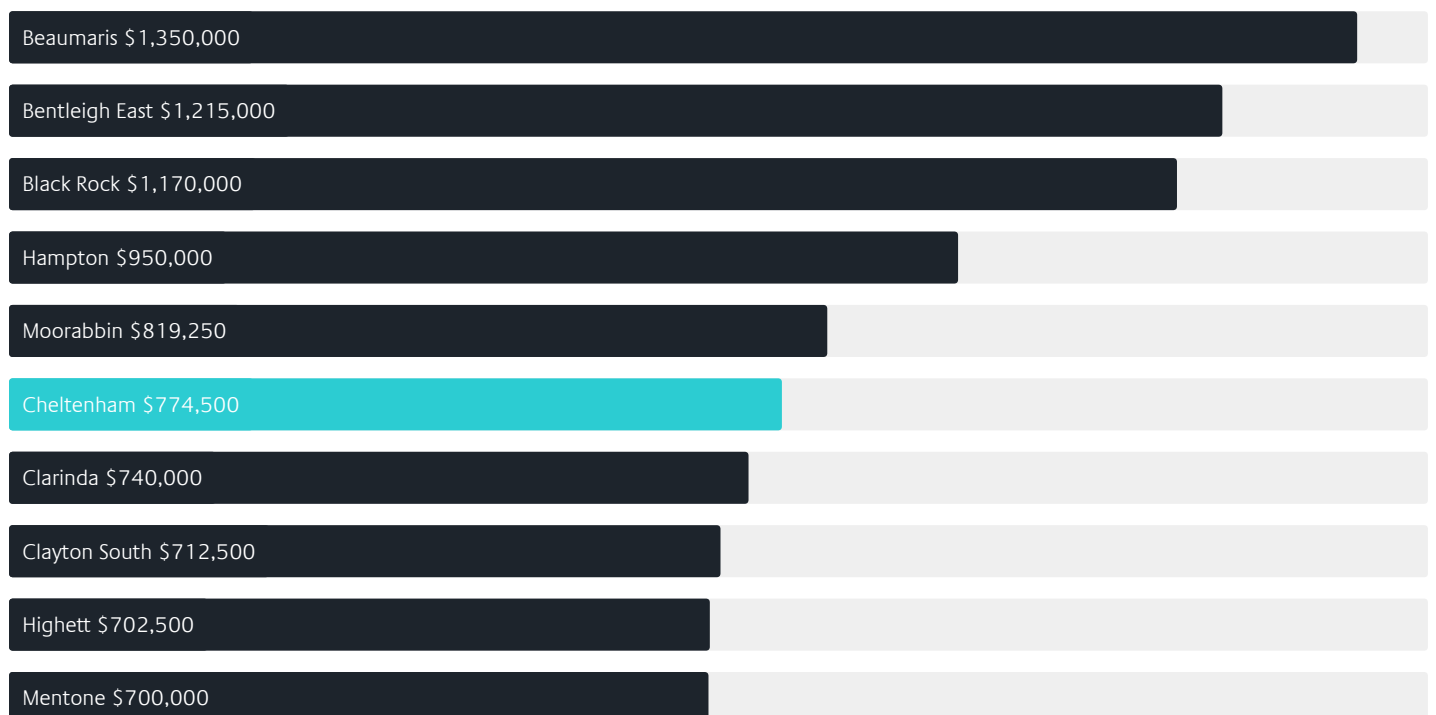
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 69%  
● Private 31%

Auction Clearance Rate\*

83.96%

Median Days on Market^

25 days

Average Hold Period\*

6.7 years

## Insights

Dwelling Type^



● Houses 58% ● Units 42%

Ownership^



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

Population^

23,992

Median Asking Rent per week\*

\$720

Population Growth^

7.63%

Rental Yield\*

2.88%

Median Age^













40 years

Median Household Size^










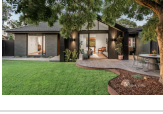


2.4 people

# Sold Properties~











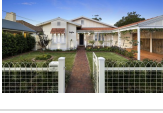

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 18 Churchill Av Cheltenham	4	House	\$1,850,000	23 Apr 2025
 4/2 Bellevue Rd Cheltenham	2	Apartment	\$570,000	23 Apr 2025
 1/17 Jellicoe St Cheltenham	3	Unit	\$975,000	20 Apr 2025
 14/68-70 Wilson St Cheltenham	2	Unit	\$750,000	19 Apr 2025
 2/7 Crawford St Cheltenham	3	House	\$1,160,000	17 Apr 2025
 37 Voltri St Cheltenham	3	House	\$1,251,500	16 Apr 2025
 4/2a Gillman St Cheltenham	2	Apartment	\$522,000	15 Apr 2025
 202/9 Chesterville Rd Cheltenham	1	Apartment	\$280,000	14 Apr 2025
 109/1 Moola Ct Cheltenham	2	Apartment	\$695,000	14 Apr 2025
 1 Charnwood La Cheltenham	3	Unit	\$932,000	12 Apr 2025
 7 Walker Gr Cheltenham	2	House	\$940,000	12 Apr 2025
 16 Wembley Av Cheltenham	4	House	\$1,421,000	12 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/63 Devon St Cheltenham	2	Unit	\$902,500	12 Apr 2025
 6/11 Axelton St Cheltenham	2	Unit	\$635,000	12 Apr 2025
 6 Wilson St Cheltenham	4	House	\$1,740,000	12 Apr 2025
 1/45 Bernard St CHELTENHAM	2	Unit	\$1,050,000	07 Apr 2025
 10/250 Charman Rd Cheltenham	2	Apartment	\$500,000	05 Apr 2025
 61 Wingrove St Cheltenham	5	House	\$1,279,000	05 Apr 2025
 24b Wembley Av Cheltenham	4	Townhouse	\$1,570,000	05 Apr 2025
 5A Luxmoore St Cheltenham	3	Townhouse	\$1,565,000	05 Apr 2025
 6 Courtney St Cheltenham	3	House	\$1,315,000	05 Apr 2025
 14 Cobham St Cheltenham	4	House	\$1,520,000	03 Apr 2025
 31 Kelmar St Cheltenham	4	House	\$1,558,000	03 Apr 2025
 1/39 Sunray Av Cheltenham	4	Unit	\$1,345,000	29 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 47 Stuart Av Cheltenham	3	House	\$1,300,000	29 Mar 2025
 2 Atunga Ct Cheltenham	3	House	\$1,200,000	29 Mar 2025
 7 Harvey Ct Cheltenham	4	House	\$1,660,500	29 Mar 2025
 117 Cavanagh St Cheltenham	3	House	\$1,100,000	29 Mar 2025
 1a Wallingford St Cheltenham	2	Townhouse	\$980,500	29 Mar 2025
 5 Craig Ct Cheltenham	3	House	\$980,000	29 Mar 2025
 38 Benkel Av Cheltenham	3	House	\$1,165,000	27 Mar 2025
 2/303b Bay Rd Cheltenham	3	Flat/Unit/Apartment	\$480,000	27 Mar 2025
 G06/19 Hall St Cheltenham	2	Apartment	\$607,000	25 Mar 2025
 73 Benkel Av Cheltenham	3	House	\$1,300,000	24 Mar 2025
 41 Elliott St Cheltenham	4	House	\$1,760,000	22 Mar 2025
 2/310 Warrigal Rd Cheltenham	3	Unit	\$712,000	22 Mar 2025





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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