

# *Suburb* **INSIGHTS**

**3185**  
ELSTERNWICK



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.95m**

Quarterly Price Change

**-5.65% ↓**

## Median Unit Price\*

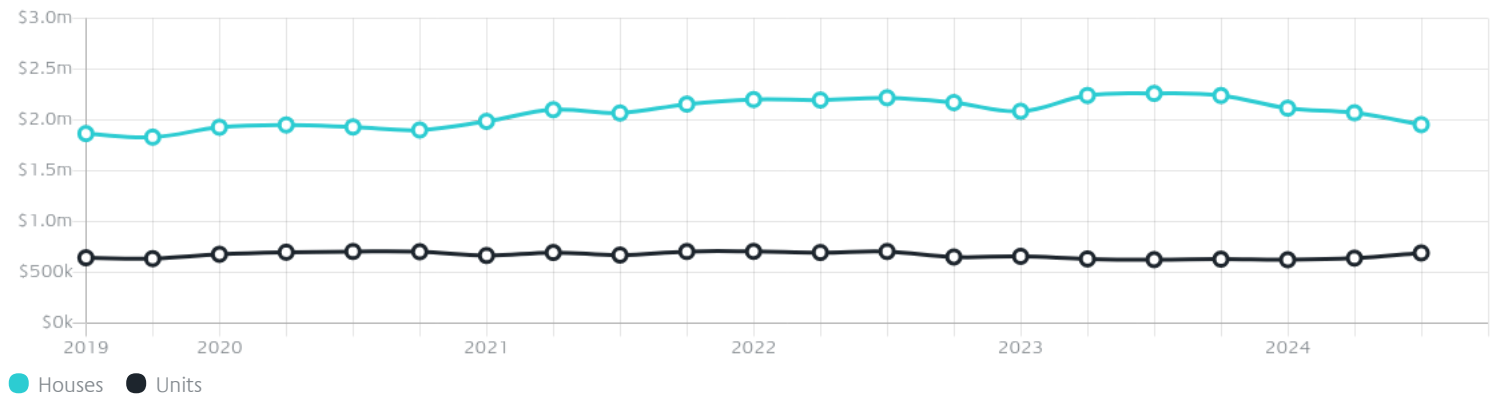
Median

**\$691k**

Quarterly Price Change

**7.92% ↑**

## Quarterly Price Change\*



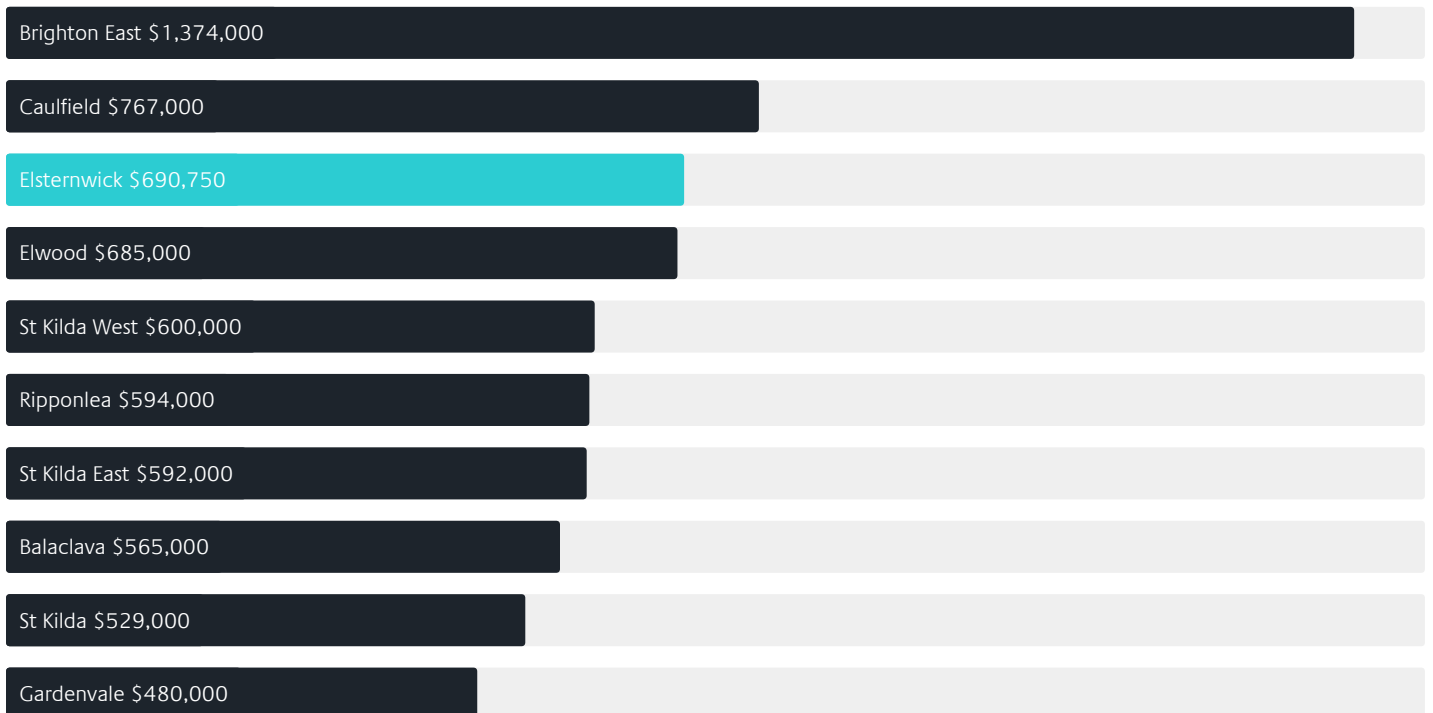
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 63%  
● Private 37%

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

81.13%

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

26 days

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

6.1 years

# Insights

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



● Houses 38% ● Units 62%

## Ownership<sup>^</sup>



● Owned Outright 33% ● Mortgaged 31% ● Rented 36%

## Population<sup>^</sup>

10,887

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

\$893

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

5.20%

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

2.38%

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













38 years

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










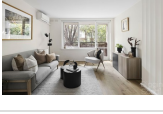


2.3 people

# 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](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 10 Acacia St Elsternwick	4	House	\$2,245,000	30 Nov 2024
 102/45 Orrong Rd Elsternwick	3	Apartment	\$1,765,000	24 Nov 2024
 1/1 Garden St Elsternwick	3	Apartment	\$858,000	10 Nov 2024
 107/17 Gordon St Elsternwick	2	Apartment	\$565,000	08 Nov 2024
 2/14 Orrong Rd Elsternwick	2	Apartment	\$700,000	07 Nov 2024
 7/11 Shoobra Rd Elsternwick	1	Apartment	\$290,000	04 Nov 2024
 5/17 Gordon St Elsternwick	1	Apartment	\$510,000	31 Oct 2024
 6/10 Parkside St Elsternwick	2	Apartment	\$749,000	30 Oct 2024
 5/24 Charles St Elsternwick	1	Apartment	\$395,000	29 Oct 2024
 8/41 Horne St Elsternwick	2	Apartment	\$727,100	29 Oct 2024
 1/65-71 Clarence St Elsternwick	2	Apartment	\$490,000	28 Oct 2024
 28 Beavis St Elsternwick	2	House	\$1,250,000	27 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/20 Victoria St Elsternwick	2	Apartment	\$555,000	27 Oct 2024
 79 Shoobra Rd Elsternwick	3	House	\$1,890,000	26 Oct 2024
 3/16 Victoria St Elsternwick	2	Unit	\$815,000	26 Oct 2024
 313/7 Nepean Hwy Elsternwick	1	Apartment	\$350,000	24 Oct 2024
 4/2 Parkside St Elsternwick	2	Unit	\$510,000	23 Oct 2024
 1/216 Hotham St Elsternwick	3	Unit	\$1,150,000	16 Oct 2024
 61 Prentice St Elsternwick	3	House	\$1,823,000	13 Oct 2024
 26 Elizabeth St Elsternwick	3	House	\$1,660,000	13 Oct 2024
 10/2 Parkside St Elsternwick	2	Apartment	\$630,000	12 Oct 2024
 4/14 Mcmillan St Elsternwick	2	Apartment	\$585,000	05 Oct 2024
 77 Regent St Elsternwick	3	House	\$1,136,500	29 Sep 2024
 25 Allison Rd Elsternwick	4	House	\$3,310,000	25 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/12-14 Blanche St Elsternwick	3	Unit	\$1,225,000	25 Sep 2024
 36 Downshire Rd Elsternwick	4	House	\$2,800,000	22 Sep 2024
 213/138 Glen Eira Rd Elsternwick	2	Apartment	\$590,000	21 Sep 2024
 14 Hartington St Elsternwick	3	House	\$1,440,000	21 Sep 2024
 3/453 Kooyong Rd Elsternwick	3	Unit	\$1,060,000	21 Sep 2024
 92 Orrong Rd Elsternwick	3	House	\$1,210,050	21 Sep 2024
 4/49 Seymour Rd Elsternwick	3	Townhouse	\$1,510,000	21 Sep 2024
 2/16 Seymour Rd Elsternwick	3	Unit	\$1,272,500	20 Sep 2024
 8/36 Riddell Pde Elsternwick	2	Apartment	\$740,000	18 Sep 2024
 3/17 Oswald St Elsternwick	2	Flat/Unit/Apartment	\$850,000	18 Sep 2024
 6/7 Mulgrave St Elsternwick	2	Strata Unit/Flat	\$465,000	18 Sep 2024
 1/34 Elizabeth St Elsternwick	2	Apartment	\$710,000	17 Sep 2024

# Jellis Craig

Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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