

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.85m

Quarterly Price Change

-5.77% ↓

Median Unit Price*

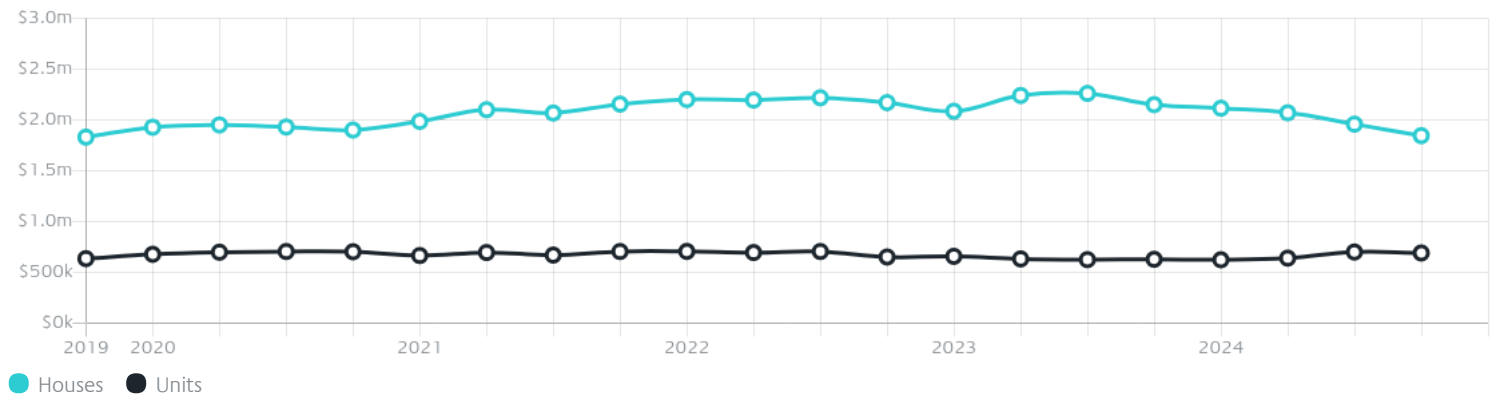
Median

\$691k

Quarterly Price Change

-1.32% ↓

Quarterly Price Change*

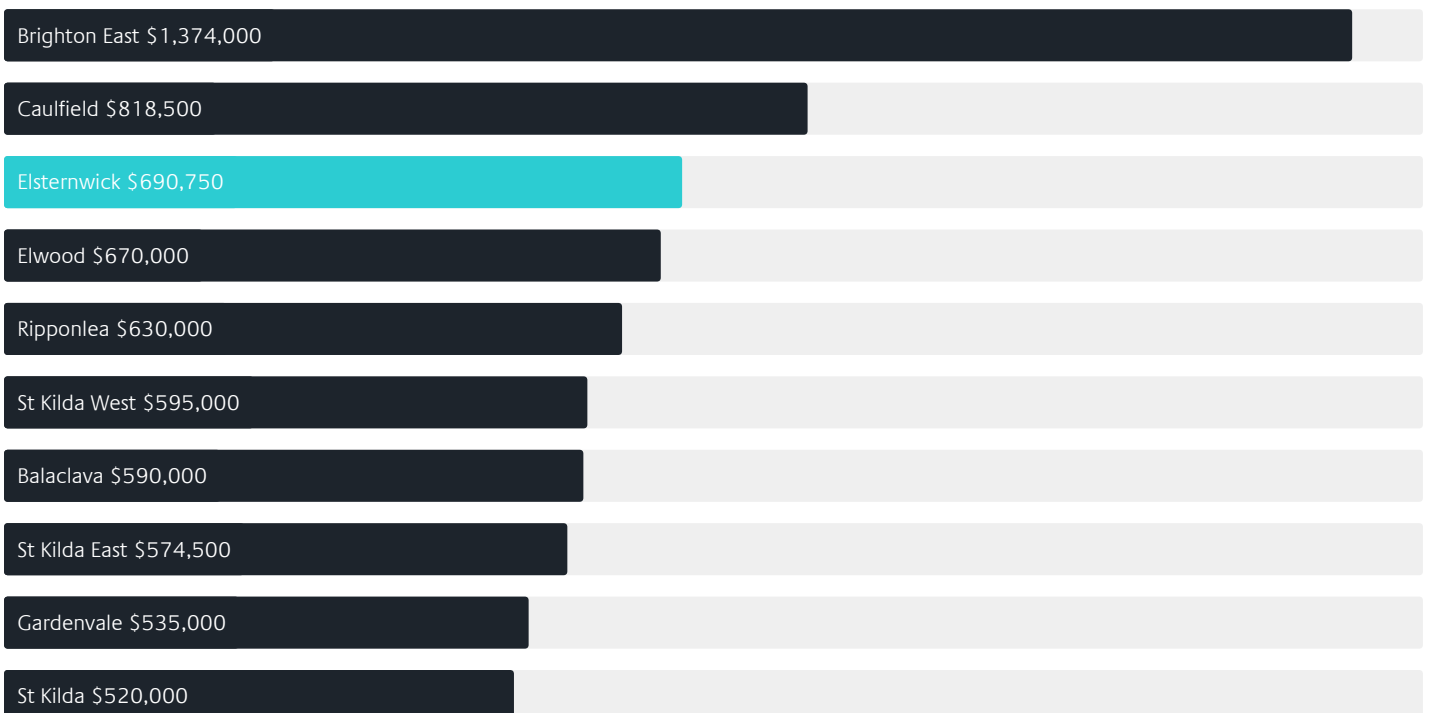


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 44%
● Private 56%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

28 days

Average Hold Period^{*}

6.1 years

Insights

Dwelling Type[^]



● Houses 38% ● Units 62%

Ownership[^]



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

Population[^]

10,887

Median Asking Rent per week^{*}

\$890

Population Growth[^]

5.20%

Rental Yield^{*}

2.38%

Median Age[^]













38 years

Median Household Size[^]










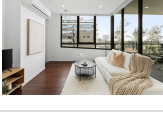


2.3 people

Sold Properties~









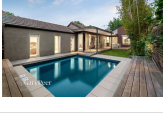
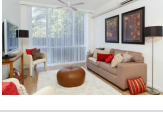
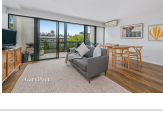

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13/231 Glen Huntly Rd ELSTERNWICK	1	Unit	\$475,000	07 Feb 2025
 3/37 Hoddle St Elsternwick	1	Apartment	\$385,000	26 Jan 2025
 2a Bayview St Elsternwick	4	House	\$1,900,000	24 Jan 2025
 602/241 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$1,100,000	22 Jan 2025
 13/41 Horne St Elsternwick	2	Apartment	\$775,000	18 Jan 2025
 6/50 Trevelyan St Elsternwick	1	Apartment	\$330,000	15 Jan 2025
 202/7 Nepean Hwy Elsternwick	2	Apartment	\$540,000	10 Jan 2025
 32 Hartington St Elsternwick	2	House	\$875,000	24 Dec 2024
 8/7 Nepean Hwy Elsternwick	2	Strata Unit/Flat	\$618,000	21 Dec 2024
 403/241 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$895,000	20 Dec 2024
 5/23 Seymour Rd Elsternwick	3	Townhouse	\$730,000	20 Dec 2024
 508/241 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$867,500	17 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 403/17 Gordon St Elsternwick	1	Apartment	\$472,000	16 Dec 2024
 583 Glen Huntly Rd Elsternwick	3	House	\$1,332,000	15 Dec 2024
 4 Oswald St Elsternwick	4	House	\$2,230,000	13 Dec 2024
 308/7 Nepean Hwy Elsternwick	3	Strata Unit/Flat	\$700,000	13 Dec 2024
 7/1 Maysbury Av Elsternwick	2	Apartment	\$802,000	12 Dec 2024
 210/241 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$799,900	10 Dec 2024
 18/378 Glen Huntly Rd Elsternwick	2	Apartment	\$715,000	09 Dec 2024
 7 Prentice St Elsternwick	3	House	\$1,800,000	09 Dec 2024
 2/39-41 Oswald St Elsternwick	2	Unit	\$890,000	07 Dec 2024
 803/18 Mccombie St Elsternwick	1	Apartment	\$375,000	06 Dec 2024
 802/241 Glen Huntly Rd Elsternwick	3	Strata Unit/Flat	\$2,045,000	02 Dec 2024
 17 Acacia St Elsternwick	3	House	\$1,770,000	01 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 17/378 Glen Huntly Rd Elsternwick	2	Apartment	\$815,000	30 Nov 2024
 10 Acacia St Elsternwick	4	House	\$2,245,000	30 Nov 2024
 2/5a Rusden St Elsternwick	1	Strata Unit/Flat	\$330,000	25 Nov 2024
 5/378 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$600,000	24 Nov 2024
 102/45 Orrong Rd Elsternwick	3	Apartment	\$1,765,000	24 Nov 2024
 2/293 Kooyong Rd Elsternwick	2	Apartment	\$485,000	21 Nov 2024
 27 Prahran Gr Elsternwick	2	House	\$600,000	20 Nov 2024
 25 Gordon St Elsternwick	3	House	\$1,829,000	14 Nov 2024
 7 Seymour Rd Elsternwick	4	House	\$2,950,000	13 Nov 2024
 12/41 Clarence St Elsternwick	1	Apartment	\$375,000	13 Nov 2024
 10/19 Selwyn St Elsternwick	2	Apartment	\$650,000	11 Nov 2024
 10 Hopetoun St Elsternwick	4	House	\$2,325,000	11 Nov 2024

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

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.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.