

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

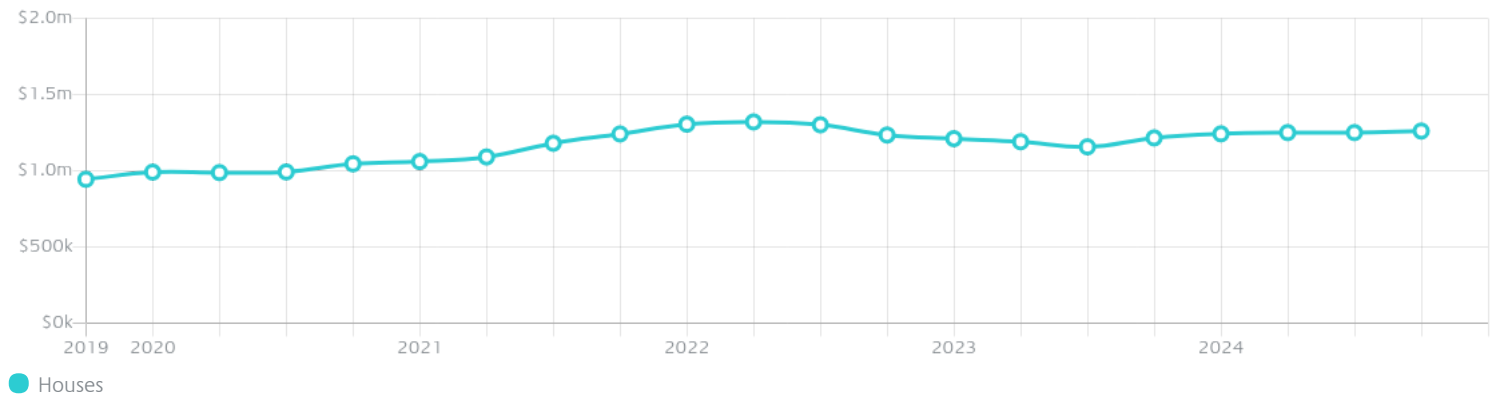
Median

**\$1.26m**

Quarterly Price Change

**0.80% ↑**

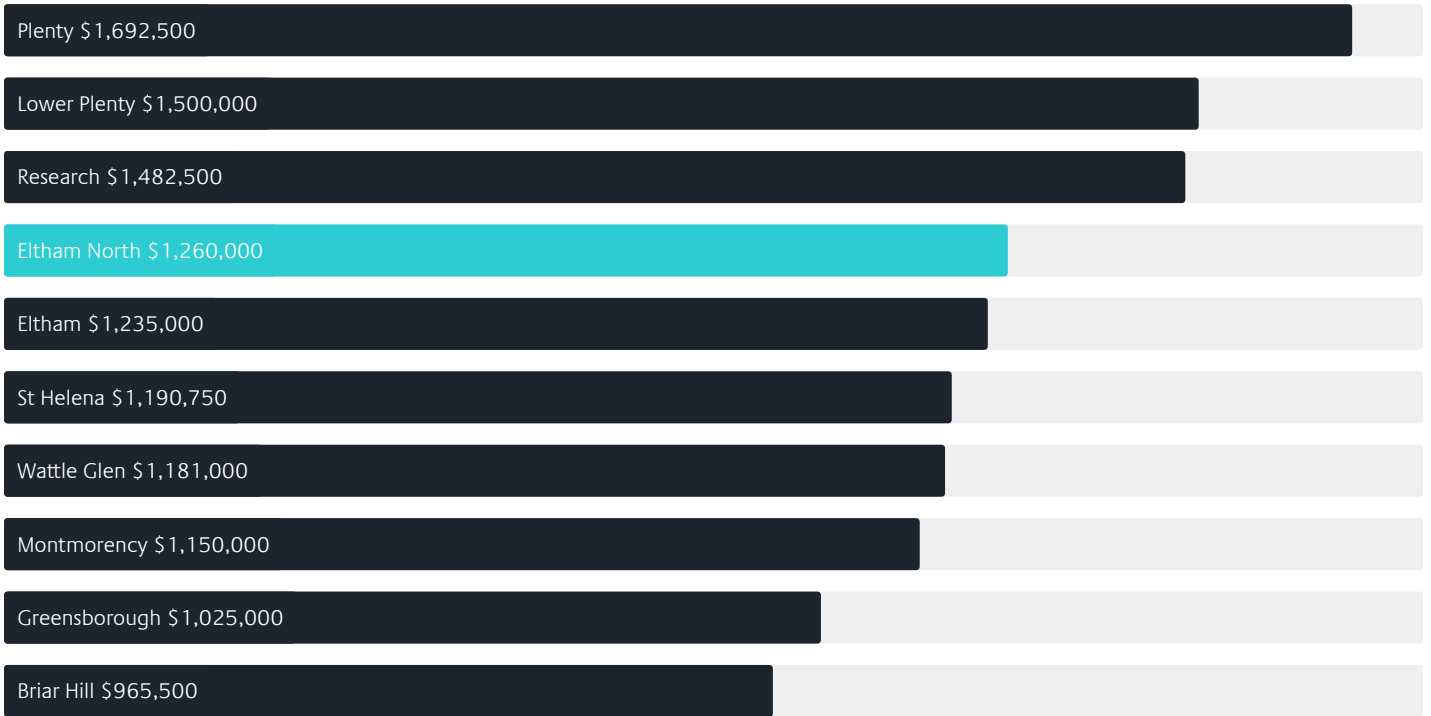
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 6%  
● Private 94%

Auction Clearance Rate\*

100%

Median Days on Market^

44 days

Average Hold Period\*

12.7 years

## Insights

Dwelling Type^



● Houses 98% ● Units 2%

Ownership^



● Owned Outright 45% ● Mortgaged 50% ● Rented 5%

Population^

6,830

Median Asking Rent per week\*

\$710

Population Growth^

0.37%

Rental Yield\*

2.96%

Median Age^













42 years

Median Household Size^













3 people

# Sold Properties~










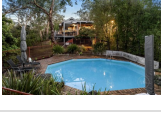


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address   | Bedrooms | Type      | Price       | Sold        |
|---|----------|-----------|-------------|-------------|
|  29 Weidlich Rd<br>Eltham North   | 6        | House     | \$1,222,000 | 28 Mar 2025 |
|  18 Parry Rd<br>Eltham North      | 4        | House     | \$1,070,000 | 18 Mar 2025 |
|  44 Dunbarton Dr<br>Eltham North  | 3        | House     | \$950,000   | 08 Mar 2025 |
|  1/105 Ryans Rd<br>Eltham North   | 4        | House     | \$1,330,000 | 03 Mar 2025 |
|  1/43 Banks Rd<br>Eltham North  | 4        | House     | \$1,451,000 | 26 Feb 2025 |
|  8 Brushtail Cl<br>Eltham North | 3        | Townhouse | \$852,000   | 24 Feb 2025 |
|  51 Ramptons Rd<br>Eltham North | 5        | House     | \$1,335,000 | 17 Feb 2025 |
|  7 Upland Ct<br>Eltham North    | 4        | House     | \$1,210,000 | 15 Feb 2025 |
|  5 Orsova Cl<br>Eltham North    | 4        | House     | \$1,230,000 | 05 Feb 2025 |
|  20 Brixton Av<br>Eltham North  | 3        | House     | \$925,000   | 03 Feb 2025 |
|  4 Tristan Ct<br>Eltham North   | 4        | House     | \$1,230,000 | 03 Feb 2025 |
|  79 Scenic Cr<br>Eltham North   | 2        | House     | \$1,015,000 | 30 Jan 2025 |

# Sold Properties~

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  127 Ryans Rd<br>Eltham North      | 3        | House     | \$1,550,000 | 20 Jan 2025 |
|  47 Dunbarton Dr<br>Eltham North   | 4        | House     | \$1,385,000 | 17 Jan 2025 |
|  1 Matilda Ct<br>Eltham North      | 4        | House     | \$1,445,000 | 23 Dec 2024 |
|  3/311 Ryans Rd<br>Eltham North    | 3        | Townhouse | \$840,000   | 12 Dec 2024 |
|  77 Orchard Av<br>Eltham North    | 4        | House     | \$1,381,000 | 10 Dec 2024 |
|  9 Melissa Ct<br>Eltham North    | 4        | House     | \$1,770,000 | 21 Nov 2024 |
|  2 Wakefield Cl<br>Eltham North  | 4        | House     | \$1,250,000 | 21 Nov 2024 |
|  102 Scenic Cr<br>Eltham North   | 5        | House     | \$1,950,000 | 21 Nov 2024 |
|  38 Glen Park Rd<br>Eltham North | 5        | House     | \$1,300,000 | 19 Nov 2024 |
|  12 Eskdale Ct<br>Eltham North   | 4        | House     | \$1,160,000 | 15 Nov 2024 |
|  72 Karingal Dr<br>ELTHAM NORTH  | 4        | House     | \$1,037,500 | 15 Nov 2024 |
|  6 Banksia Rise<br>Eltham North  | 4        | House     | \$1,970,000 | 14 Nov 2024 |

# Sold Properties~

| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  9 Tristan Ct<br>Eltham North         | 4        | House | \$1,319,000 | 12 Nov 2024 |
|  48 Liddesdale Gr<br>Eltham North     | 4        | House | \$1,790,000 | 12 Nov 2024 |
|  10 Marian Ct<br>Eltham North         | 4        | House | \$1,035,000 | 07 Nov 2024 |
|  25-27 Ramptons Rd<br>Eltham North    | 5        | House | \$1,980,000 | 24 Oct 2024 |
|  7 Elm Cr<br>Eltham North            | 3        | House | \$1,101,000 | 16 Oct 2024 |
|  3 Argyll Ct<br>Eltham North        | 5        | House | \$1,125,000 | 14 Oct 2024 |
|  18 Eskdale Ct<br>Eltham North      | 4        | House | \$1,285,000 | 09 Oct 2024 |
|  107 Ryans Rd<br>Eltham North       | 4        | House | \$1,525,000 | 07 Oct 2024 |
|  1 / 84 Karingal Dr<br>Eltham North | 2        | Unit  | \$850,000   | 27 Sep 2024 |
|  51 Banks Rd<br>Eltham North        | 4        | House | \$1,428,000 | 27 Sep 2024 |
|  115 Weidlich Rd<br>Eltham North    | 3        | House | \$800,000   | 23 Sep 2024 |
|  140 Glen Park Rd<br>Eltham North   | 4        | House | \$845,000   | 20 Sep 2024 |



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03 9431 1222

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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