

# *Suburb* **INSIGHTS**

3095  
ELTHAM NORTH



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

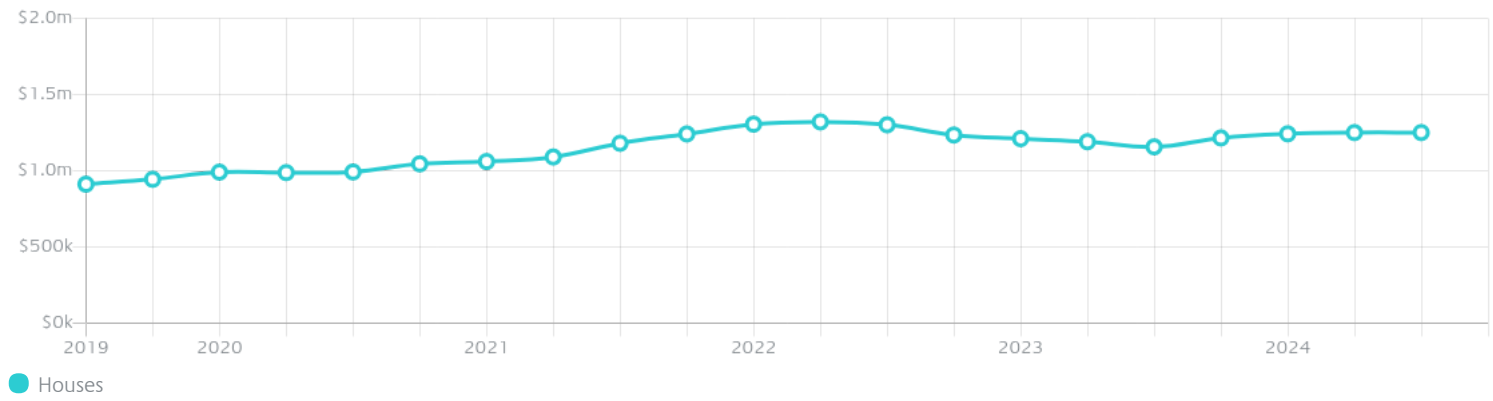
Median

**\$1.25m**

Quarterly Price Change

**0.00%** ↓

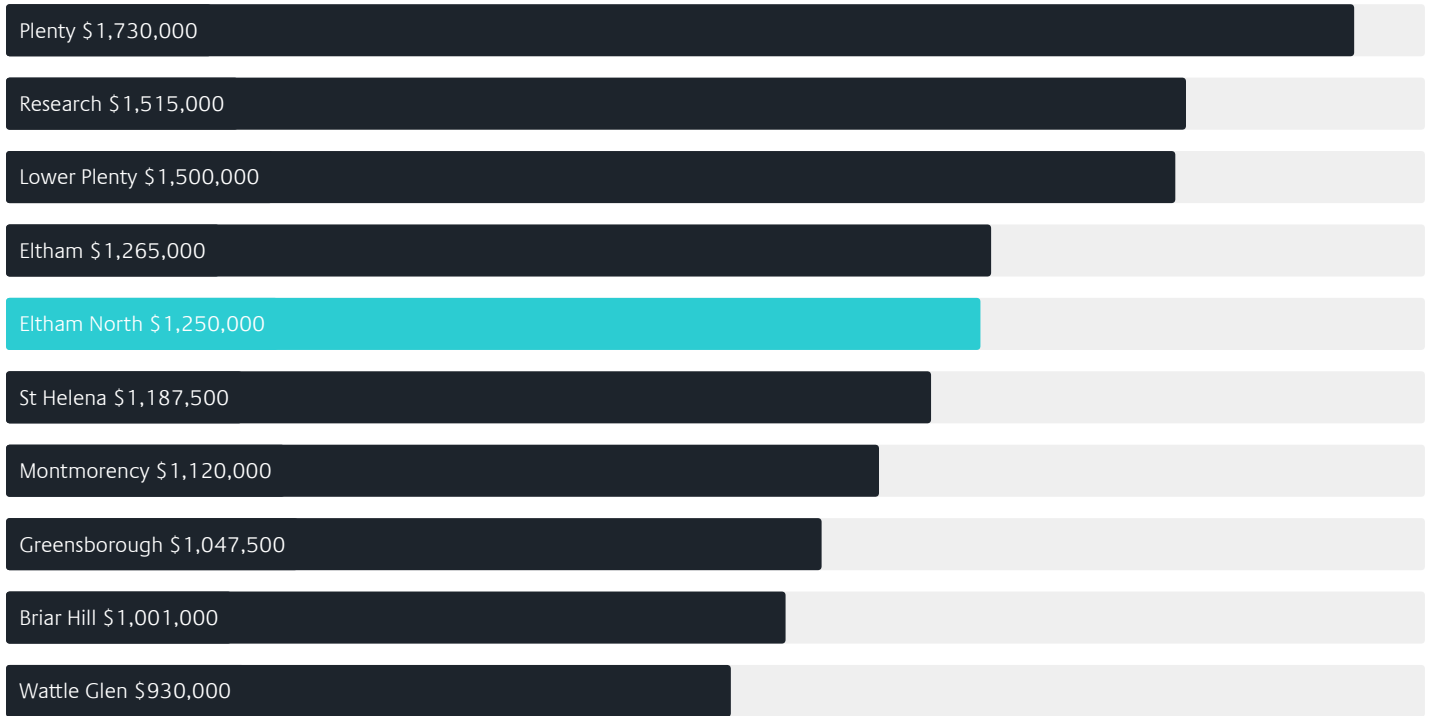
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 23%  
● Private 77%

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

60%

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

28 days

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

12.7 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 98% ● Units 2%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

6,830

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

\$710

Population Growth<sup>^</sup>

0.37%

Rental Yield<sup>\*</sup>

2.96%

Median Age<sup>^</sup>

42 years







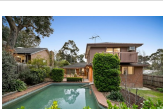
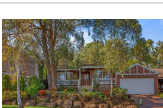

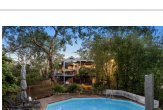


Median Household Size<sup>^</sup>

3 people










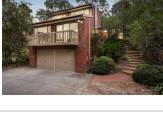
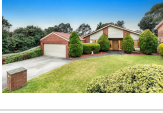



# Sold Properties~










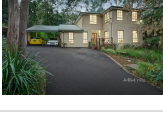


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 9 Melissa Ct Eltham North	4	House	\$1,770,000	21 Nov 2024
 72 Karingal Dr ELTHAM NORTH	4	House	\$1,037,500	15 Nov 2024
 12 Eskdale Ct Eltham North	4	House	\$1,160,000	15 Nov 2024
 48 Liddesdale Gr Eltham North	4	House	\$1,790,000	12 Nov 2024
 25-27 Ramptons Rd Eltham North	5	House	\$1,980,000	24 Oct 2024
 7 Elm Cr Eltham North	3	House	\$1,101,000	16 Oct 2024
 3 Argyll Ct Eltham North	5	House	\$1,125,000	14 Oct 2024
 18 Eskdale Ct Eltham North	4	House	\$1,285,000	09 Oct 2024
 1/84 Karingal Dr Eltham North	2	Unit	\$850,000	27 Sep 2024
 51 Banks Rd Eltham North	4	House	\$1,428,000	27 Sep 2024
 115 Weidlich Rd Eltham North	3	House	\$800,000	23 Sep 2024
 140 Glen Park Rd Eltham North	4	House	\$845,000	20 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Ramptons Rd ELTHAM NORTH	3	House	\$1,350,000	17 Sep 2024
 129 Ryans Rd Eltham North	4	House	\$1,300,000	13 Sep 2024
 37 Weidlich Rd Eltham North	3	House	\$1,075,000	10 Sep 2024
 34 Sherbrooke St Eltham North	4	House	\$1,580,000	04 Sep 2024
 44 Manning Rd Eltham North	4	House	\$1,300,000	21 Aug 2024
 27 Laurison Rd Eltham North	3	House	\$1,610,000	20 Aug 2024
 79 Kelway Cr Eltham North	3	House	\$1,170,000	20 Aug 2024
 25 Snowball Rd Eltham North	3	House	\$1,220,000	03 Aug 2024
 46 Ramptons Rd Eltham North	2	House	\$882,000	31 Jul 2024
 13 Serafini Ct Eltham North	4	House	\$1,085,000	31 Jul 2024
 16 Ungara Cl Eltham North	4	House	\$1,260,000	29 Jul 2024
 51 Glen Park Rd Eltham North	3	House	\$1,125,000	26 Jul 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1 / 14 Marian Ct Eltham North	3	Unit	\$780,000	18 Jul 2024
 7 Brushtail Cl Eltham North	2	Townhouse	\$770,000	17 Jul 2024
 70 Parry Rd Eltham North	4	House	\$1,020,000	13 Jul 2024
 49 Weidlich Rd Eltham North	3	House	\$984,888	13 Jul 2024
 43 St Clems St Eltham North	4	House	\$1,210,000	06 Jul 2024
 2 Dunbarton Dr Eltham North	4	House	\$967,000	04 Jul 2024
 6 Oonah Cl Eltham North	4	House	\$1,091,000	01 Jul 2024
 52 Parry Rd Eltham North	3	House	\$970,000	30 Jun 2024
 11 Dale Av Eltham North	4	House	\$1,485,000	25 Jun 2024
 11 Allison Cr Eltham North	4	House	\$1,350,000	15 Jun 2024
 191 Ryans Rd Eltham North	5	House	\$2,280,000	05 Jun 2024
 27 Calendonía Dr Eltham North	4	House	\$1,275,000	03 Jun 2024



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03 9431 1222

[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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