

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

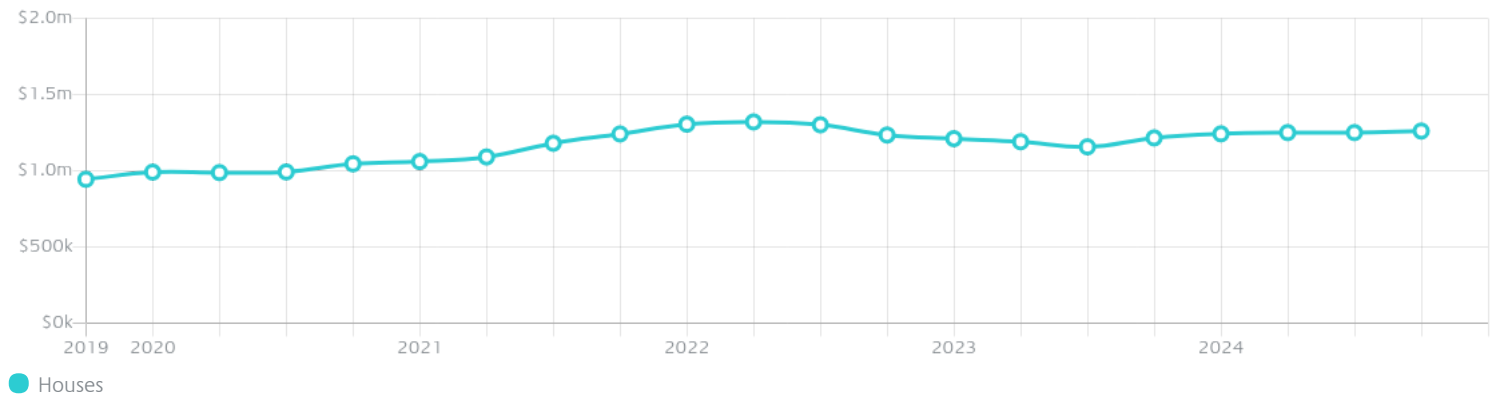
Median

**\$1.26m**

Quarterly Price Change

**0.80% ↑**

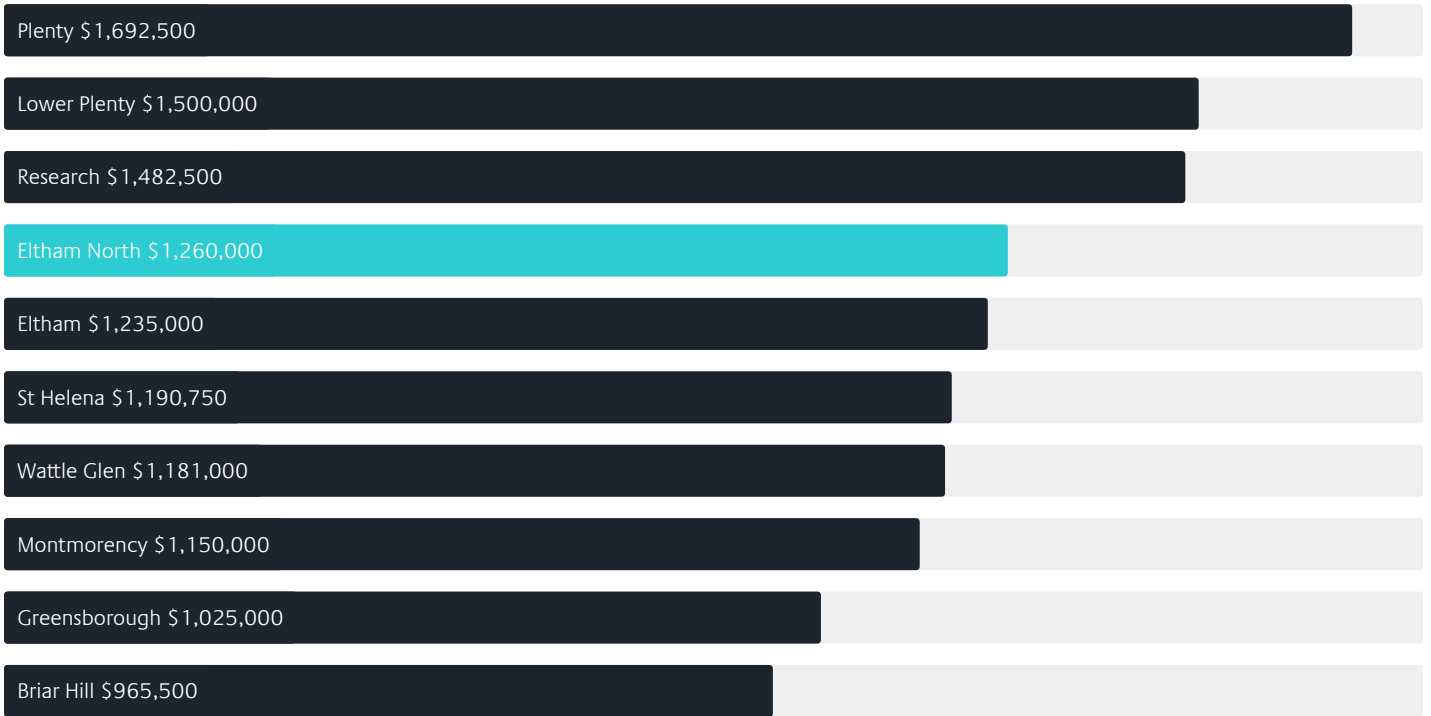
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 7%  
● Private 93%

Auction Clearance Rate\*

100%

Median Days on Market^

28 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^










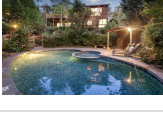
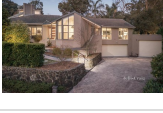

3 people

# 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)










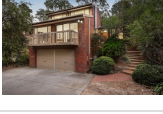
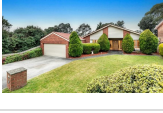

Address	Bedrooms	Type	Price	Sold
 79 Scenic Cr Eltham North	2	House	\$1,015,000	30 Jan 2025
 127 Ryans Rd Eltham North	3	House	\$1,550,000	20 Jan 2025
 3/311 Ryans Rd Eltham North	3	Townhouse	\$840,000	12 Dec 2024
 77 Orchard Av Eltham North	4	House	\$1,381,000	10 Dec 2024
 9 Melissa Ct Eltham North	4	House	\$1,770,000	21 Nov 2024
 2 Wakefield Cl Eltham North	4	House	\$1,250,000	21 Nov 2024
 38 Glen Park Rd Eltham North	5	House	\$1,300,000	19 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
 6 Banksia Rise Eltham North	4	House	\$1,970,000	14 Nov 2024
 9 Tristan Ct Eltham North	4	House	\$1,319,000	12 Nov 2024
 48 Liddesdale Gr Eltham North	4	House	\$1,790,000	12 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Marian Ct Eltham North	4	House	\$1,035,000	07 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
 88 Scenic Cr Eltham North	4	House	\$1,389,000	20 Sep 2024
 50 Warringah Cr ELTHAM NORTH	5	House	\$2,010,000	17 Sep 2024
 32 Ramptons Rd ELTHAM NORTH	3	House	\$1,350,000	17 Sep 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 1/40 Banks Rd Eltham North	4	House	\$1,365,000	29 Aug 2024
 44 Manning Rd Eltham North	4	House	\$1,300,000	21 Aug 2024
 79 Kelway Cr Eltham North	3	House	\$1,170,000	20 Aug 2024
 27 Laurison Rd Eltham North	3	House	\$1,610,000	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



Eltham Office  
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03 9431 1222

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

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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