

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

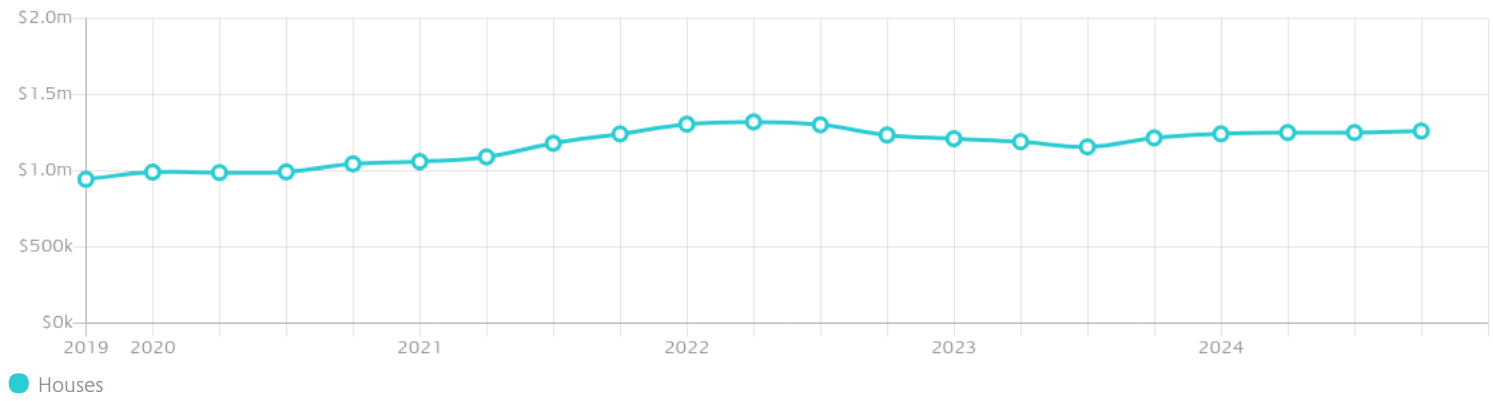
Median

**\$1.26m**

Quarterly Price Change

**0.80% ↑**

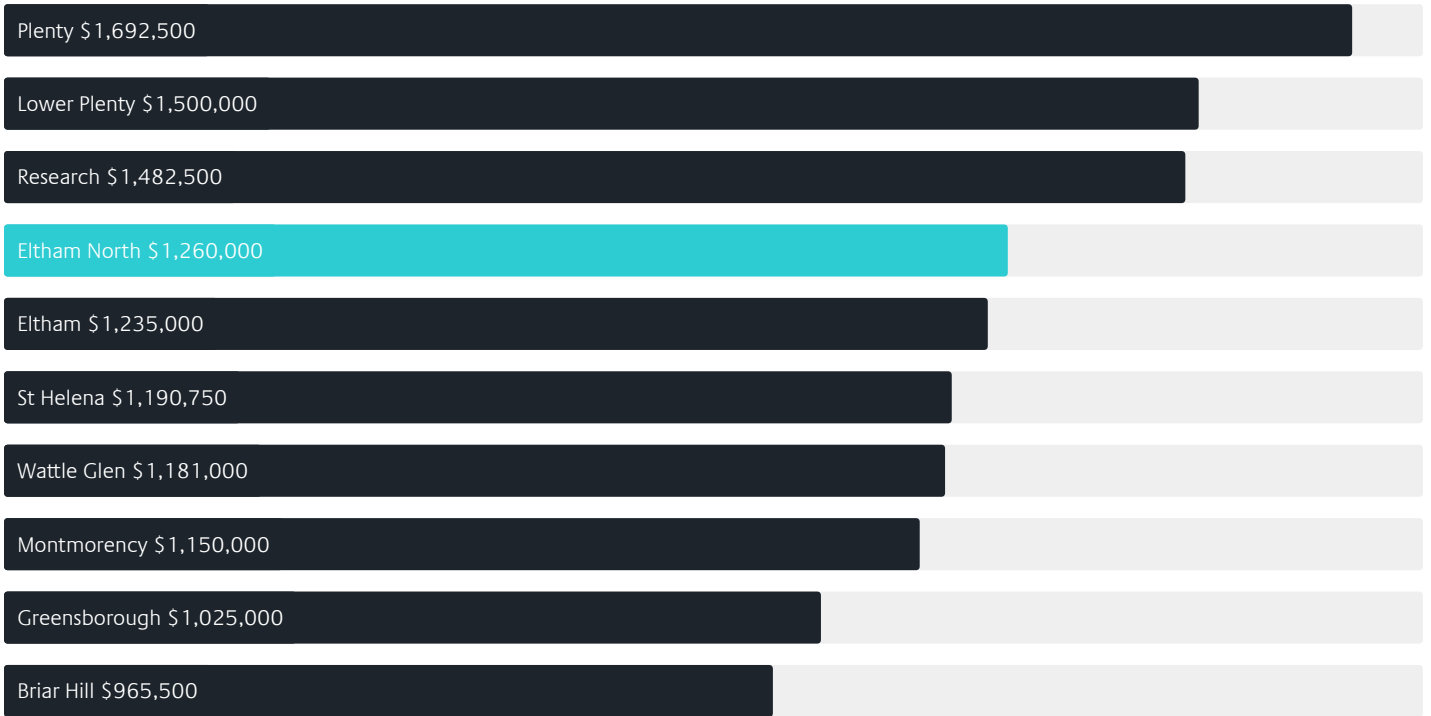
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 15%  
● Private 85%

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

100%

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

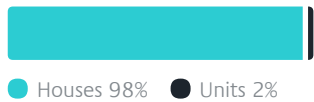
28 days

## 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>










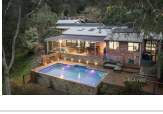
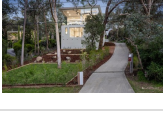

3 people

# 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
 3/311 Ryans Rd Eltham North	3	Townhouse	\$840,000	12 Dec 2024
 2 Wakefield Cl Eltham North	4	House	\$1,250,000	21 Nov 2024
 9 Melissa Ct Eltham North	4	House	\$1,770,000	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
 48 Liddesdale Gr Eltham North	4	House	\$1,790,000	12 Nov 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



Eltham Office  
1022 Main Road, Eltham  
03 9431 1222

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

Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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