

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

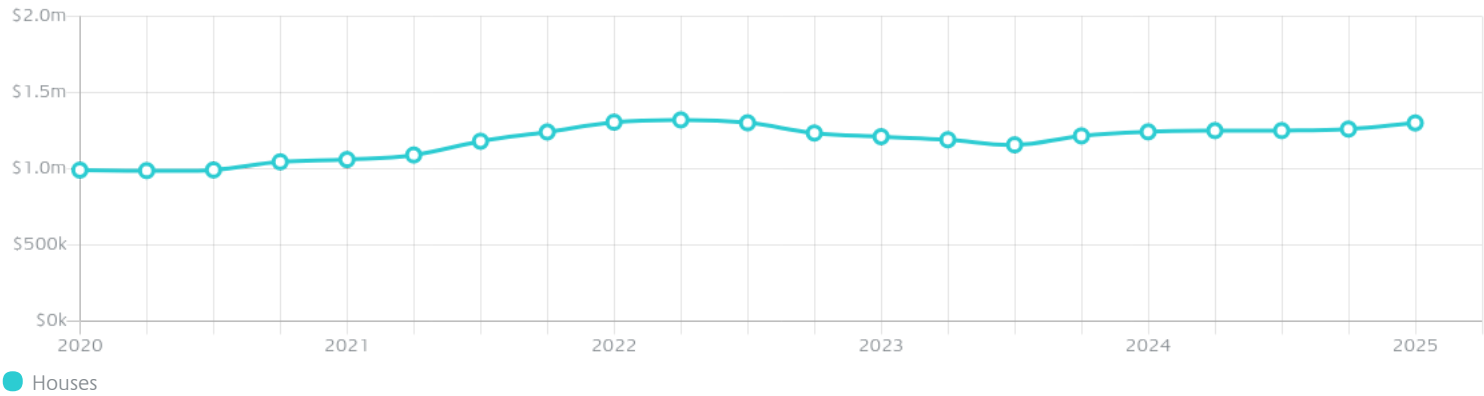
Median

\$1.30m

Quarterly Price Change

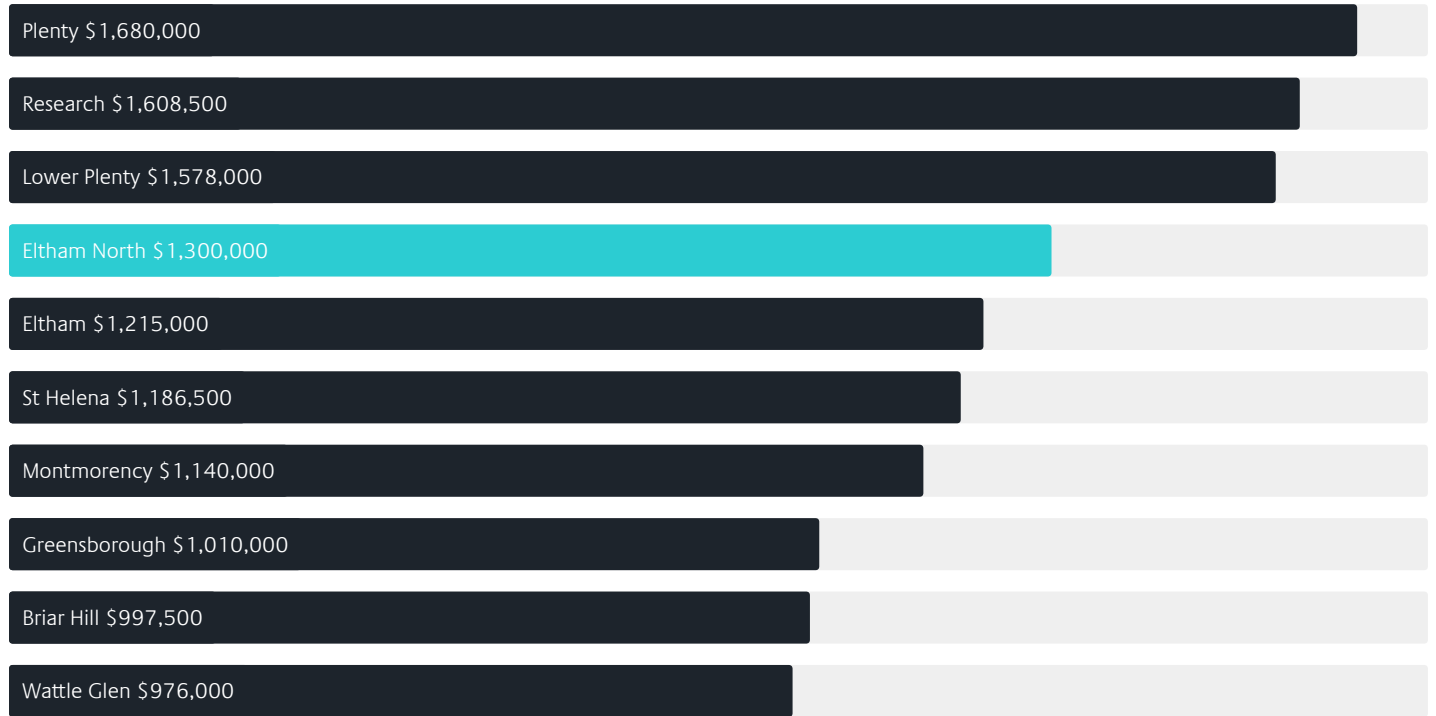
3.17% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 31%
● Private 69%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

26 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^{*}

\$750

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

Address	Bedrooms	Type	Price	Sold
 101 Glen Park Rd Eltham North	4	House	\$1,678,000	18 Jun 2025
 14 Glen Gully Rd Eltham North	4	House	\$1,590,000	17 Jun 2025
 2 Hillcrest Rd Eltham North	4	House	\$1,500,000	12 Jun 2025
 11 Calendonia Dr Eltham North	3	House	\$1,090,000	03 Jun 2025
 42 Manning Rd Eltham North	5	House	\$1,350,000	31 May 2025
 9 Pymm Av Eltham North	4	House	\$1,465,000	20 May 2025
 111 Progress Rd Eltham North	3	House	\$900,000	29 Apr 2025
 3 Acheron Cr Eltham North	4	House	\$950,000	26 Apr 2025
 34 Progress Rd Eltham North	4	House	\$1,312,000	17 Apr 2025
 4/88 Karingal Dr Eltham North	3	House	\$1,000,000	13 Apr 2025
 9 Glen Gully Rd Eltham North	4	House	\$1,539,800	10 Apr 2025
 35 Snowball Rd Eltham North	4	House	\$1,220,000	05 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 31 Lower Rd Eltham North	4	House	\$1,130,000	05 Apr 2025
 1/86 Karingal Dr ELTHAM NORTH	2	Unit	\$685,000	02 Apr 2025
 29 Weidlich Rd Eltham North	6	House	\$1,222,000	28 Mar 2025
 7 Eskdale Ct Eltham North	4	House	\$1,470,000	19 Mar 2025
 18 Parry Rd Eltham North	4	House	\$1,070,000	18 Mar 2025
 59 Warringah Cr Eltham North	3	House	\$1,020,000	18 Mar 2025
 9 Marian Ct Eltham North	5	House (Previously Occupied - Detached)	\$1,776,000	13 Mar 2025
 12 Ungara Cl Eltham North	3	House	\$1,085,000	09 Mar 2025
 44 Dunbarton Dr Eltham North	3	House	\$950,000	08 Mar 2025
 58 Lower Rd Eltham North	3	House (Previously Occupied - Detached)	\$950,000	06 Mar 2025
 1/105 Ryans Rd Eltham North	4	House	\$1,330,000	03 Mar 2025
 1/43 Banks Rd Eltham North	4	House	\$1,451,000	26 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8 Brushtail Cl Eltham North	3	Townhouse	\$852,000	24 Feb 2025
 51 Ramptons Rd Eltham North	5	House	\$1,335,000	17 Feb 2025
 7 Upland Ct Eltham North	4	House	\$1,210,000	15 Feb 2025
 10 Brixton Av Eltham North	4	House	\$1,340,000	13 Feb 2025
 137 Ryans Rd Eltham North	4	House (Previously Occupied - Detached)	\$275,000	07 Feb 2025
 5 Orsova Cl Eltham North	4	House	\$1,230,000	05 Feb 2025
 20 Brixton Av Eltham North	3	House	\$925,000	03 Feb 2025
 4 Tristan Ct Eltham North	4	House	\$1,230,000	03 Feb 2025
 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
 47 Dunbarton Dr Eltham North	4	House	\$1,385,000	17 Jan 2025
 1 Matilda Ct Eltham North	4	House	\$1,445,000	23 Dec 2024



Eltham Office
1022 Main Road, Eltham
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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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