

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

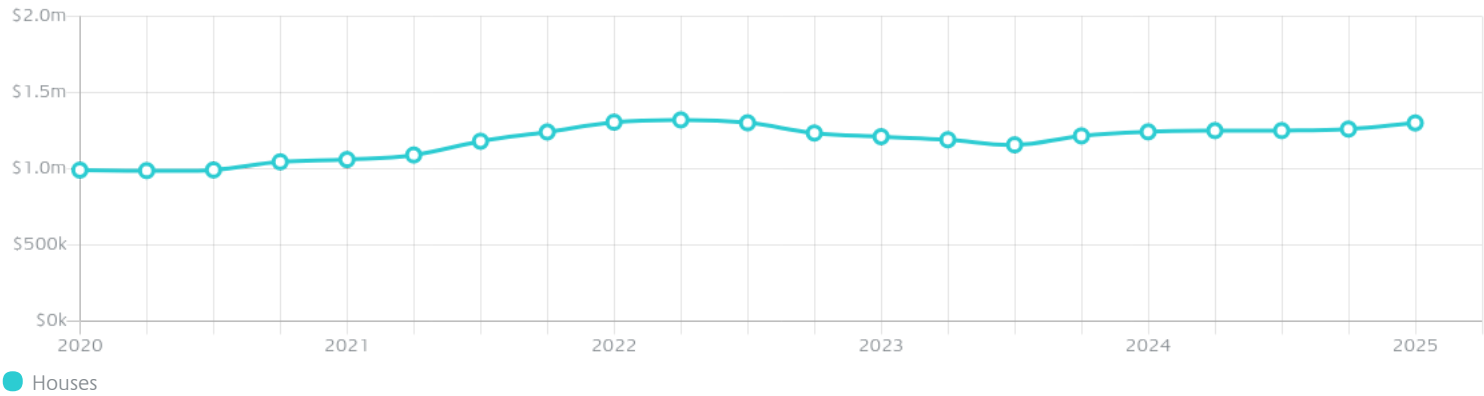
Median

\$1.30m

Quarterly Price Change

3.17% ↑

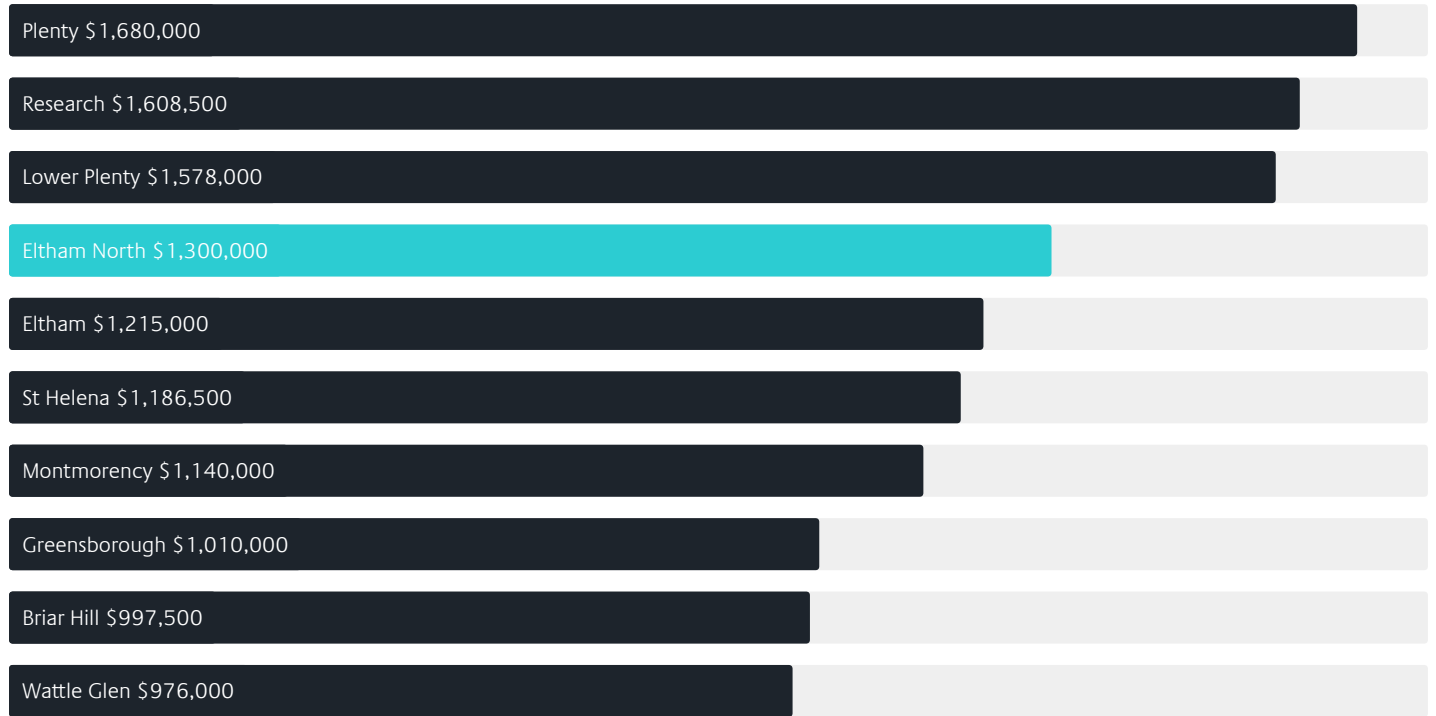
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 12%  
● Private 88%

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

100%

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

43 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>

\$750

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
 42 Manning Rd Eltham North	5	House	\$1,350,000	31 May 2025
 111 Progress Rd Eltham North	3	House	\$900,000	29 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
 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
 9 Marian Ct Eltham North	5	House (Previously Occupied - Detached)	\$1,776,000	13 Mar 2025
 44 Dunbarton Dr Eltham North	3	House	\$950,000	08 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 102 Scenic Cr Eltham North	5	House	\$1,950,000	21 Nov 2024
 38 Glen Park Rd Eltham North	5	House	\$1,300,000	19 Nov 2024
 12 Eskdale Ct Eltham North	4	House	\$1,160,000	15 Nov 2024
 72 Karingal Dr ELTHAM NORTH	4	House	\$1,037,500	15 Nov 2024
 6 Banksia Rise Eltham North	4	House	\$1,970,000	14 Nov 2024



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

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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