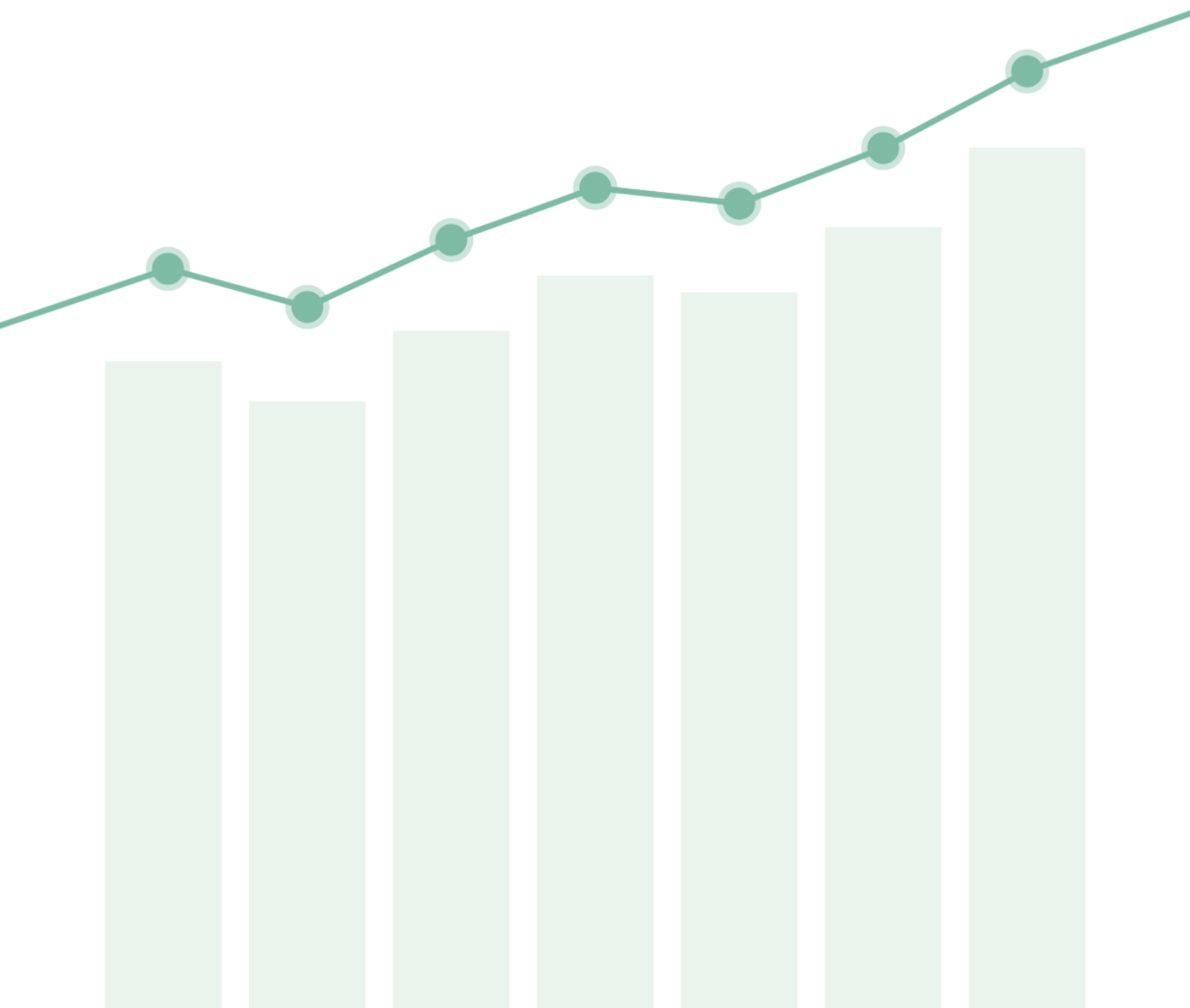


JellisCraig

ELTHAM NORTH

Suburb Report

Know your neighbourhood.



ELTHAM NORTH SUBURB REPORT

Median House Price*

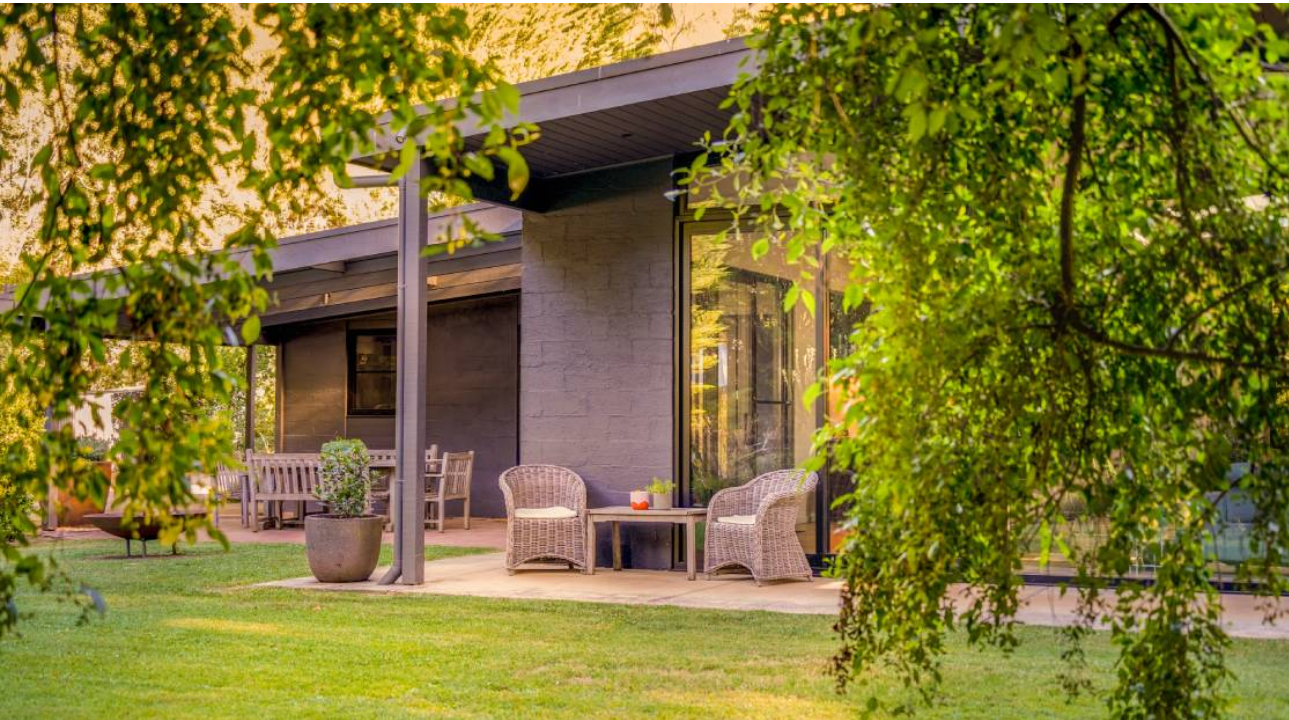
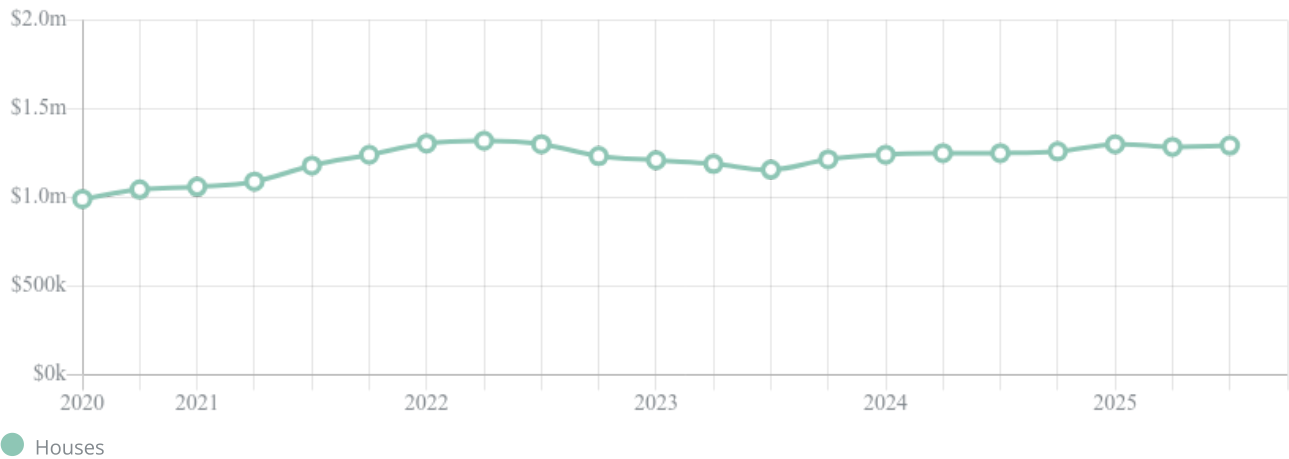
Median

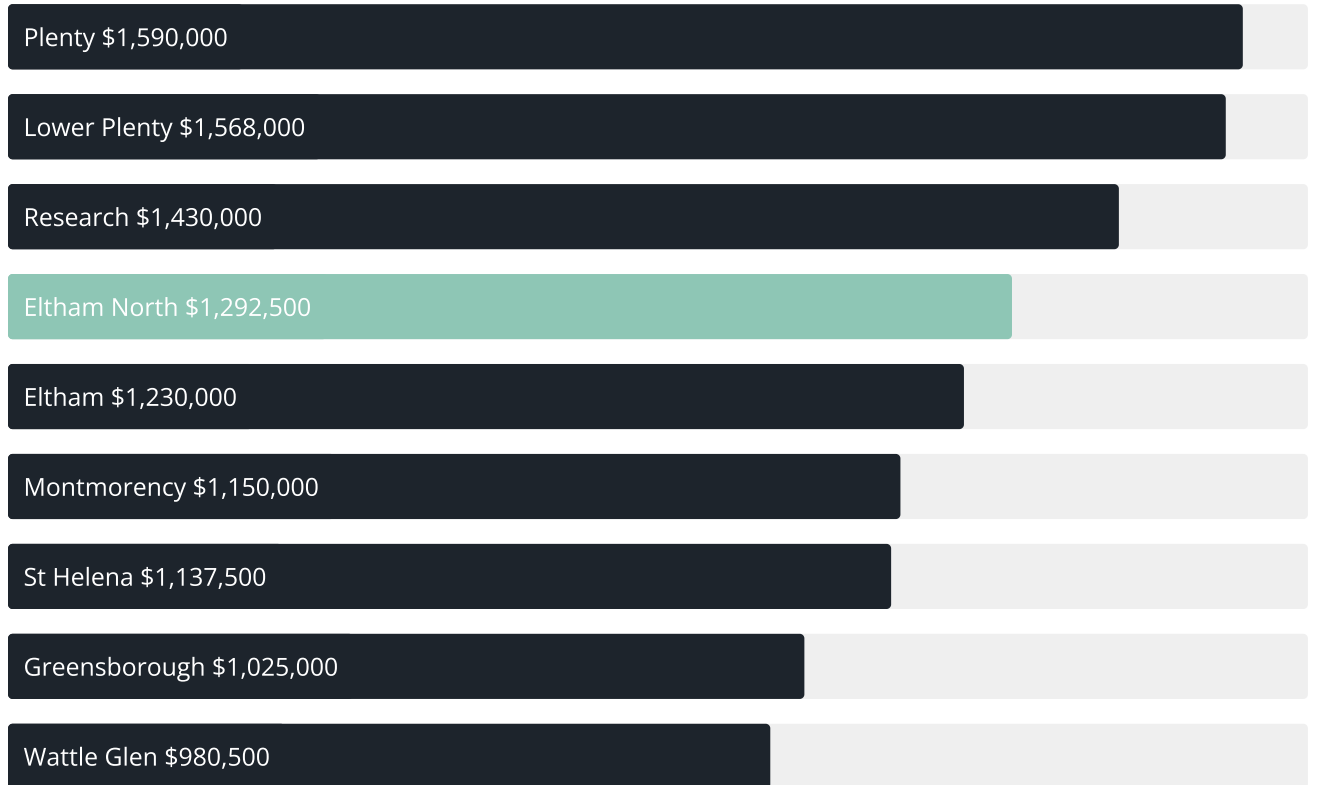
\$1.29m

Quarterly Price Change

0.58% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ELTHAM NORTH SUBURB REPORT

Sale Method*



● Auction 27%

● Private 73%

Auction Clearance Rate*

85.71%

Median Days on Market^

26 days

Average Hold Period*

12.7 years

Dwelling Type^



● Houses 98%

● Units 2%

Ownership^



● Owned Outright 45%

● Mortgaged 50%

● Rented 5%

Population^

6,830

Median Asking Rent per week*

\$780

Population Growth^

0.37%

Rental Yield*

2.96%

Median Age^

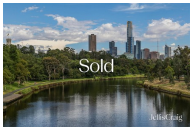
42 years

Median Household Size^

3 people

ELTHAM NORTH SUBURB REPORT

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 22 Orchard Av Eltham North	4	House	\$1,425,000	29 Oct 2025
 1 Orion Ct Eltham North	3	House	\$893,000	25 Oct 2025
 1 Angus Ct Eltham North	3	House	\$1,080,000	16 Oct 2025
 169 Progress Rd Eltham North	4	House	\$1,062,000	16 Oct 2025
 2/183 Ryans Rd Eltham North	3	House	\$881,000	11 Oct 2025
 51 Parry Rd Eltham North	3	House	\$950,000	06 Oct 2025
 64 Scenic Cr Eltham North	3	House	\$1,207,000	30 Sep 2025
 64 Parry Rd Eltham North	3	House	\$1,200,000	30 Sep 2025
 4 Castle Ct Eltham North	4	House	\$1,055,000	30 Sep 2025
 66 Ramptons Rd Eltham North	4	House	\$1,317,500	25 Sep 2025

ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Orchard Av Eltham North	4	House	\$985,000	20 Sep 2025
 85 Weidlich Rd Eltham North	3	House	\$1,090,000	10 Sep 2025
 30 Arcadia Way Eltham North	4	House	\$1,200,000	06 Sep 2025
 41 Glen Park Rd Eltham North	3	House	\$1,080,000	03 Sep 2025
 5 Roslyn Ct Eltham North	4	House	\$1,446,000	02 Sep 2025
 15 Hillcrest Rd Eltham North	4	House	\$1,551,250	27 Aug 2025
 6 Colric Pl Eltham North	3	House	\$1,200,000	15 Aug 2025
 11 Ungara Cl Eltham North	4	House	\$1,320,000	07 Aug 2025
 21 Macdhui Av Eltham North	3	House	\$1,200,000	04 Aug 2025
 59 Ramptons Rd Eltham North	4	House	\$1,280,000	28 Jul 2025

ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Claire Ct Eltham North	5	House	\$1,260,000	25 Jul 2025
 17 Pennell St Eltham North	4	House	\$1,400,000	24 Jul 2025
 212 Ryans Rd Eltham North	4	House	\$1,020,000	19 Jul 2025
 50 Orchard Av Eltham North	4	House	\$1,122,000	15 Jul 2025
 11 Angus Ct Eltham North	3	House	\$1,075,000	11 Jul 2025
 48 Dunbarton Dr Eltham North	4	House	\$1,490,000	11 Jul 2025
 7 Grevillea Cl Eltham North	3	House	\$860,000	05 Jul 2025
 7 Evergreen Vw Eltham North	4	Flat/Unit/Apartment	\$550,000	05 Jul 2025
 14 Laurel Hill Dr Eltham North	4	House	\$1,500,000	02 Jul 2025
 157 Progress Rd Eltham North	4	House (Previously Occupied - Detached)	\$1,475,000	01 Jul 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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