

JellisCraig

ELTHAM NORTH

Suburb Report

Know your neighbourhood.



ELTHAM NORTH SUBURB REPORT

Median House Price*

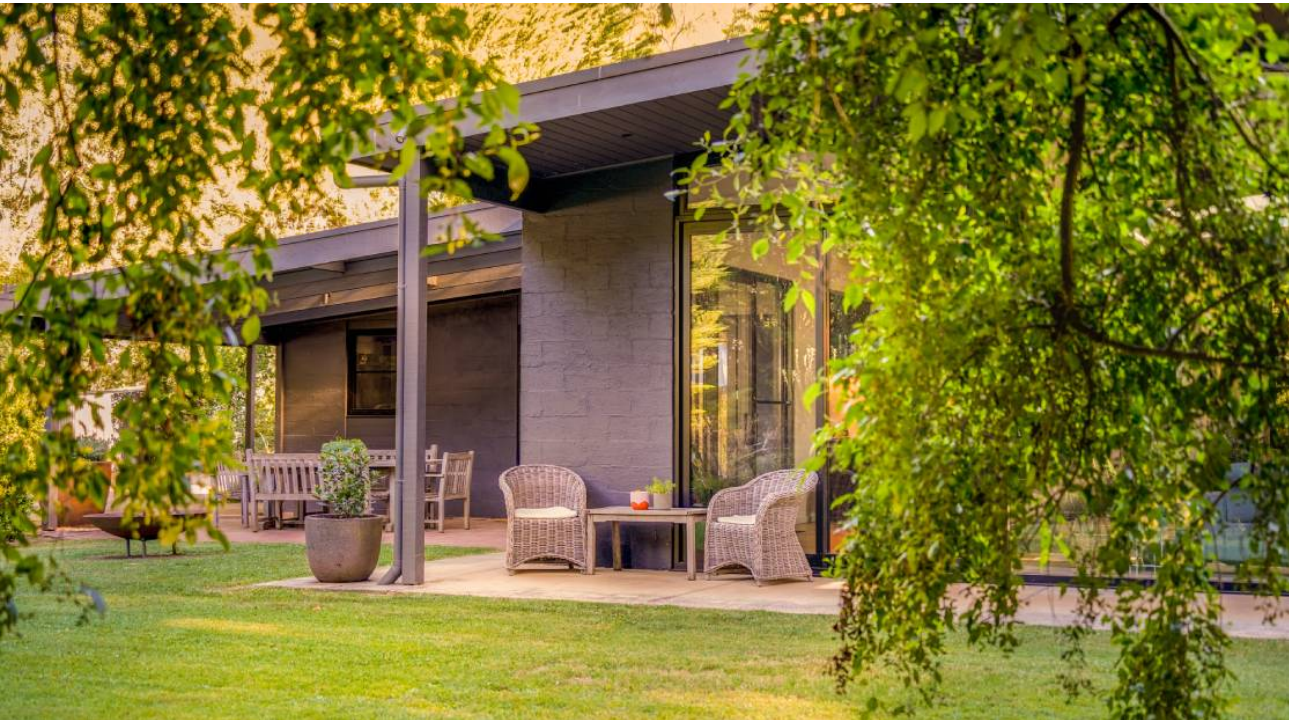
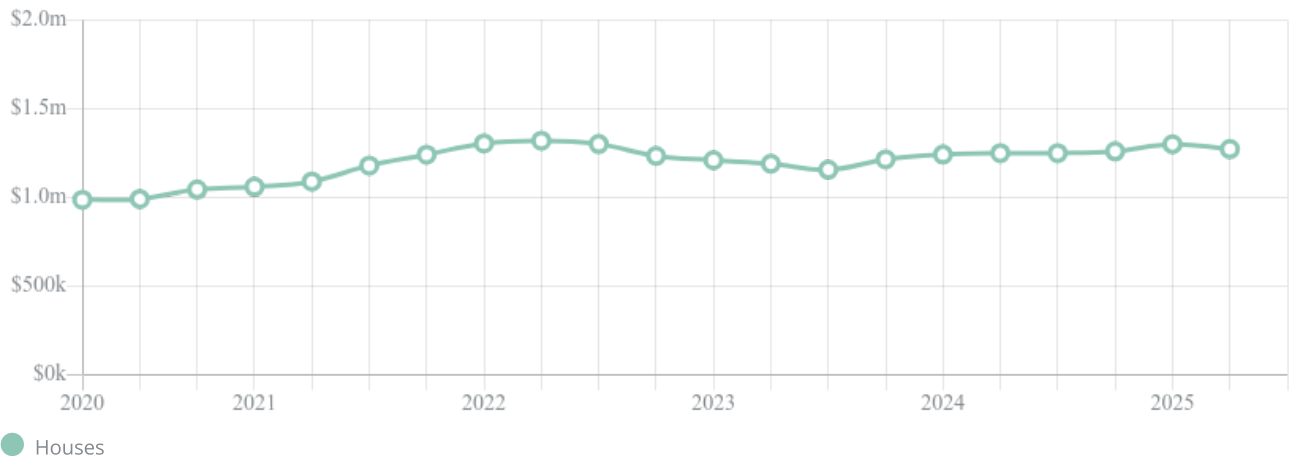
Median

\$1.27m

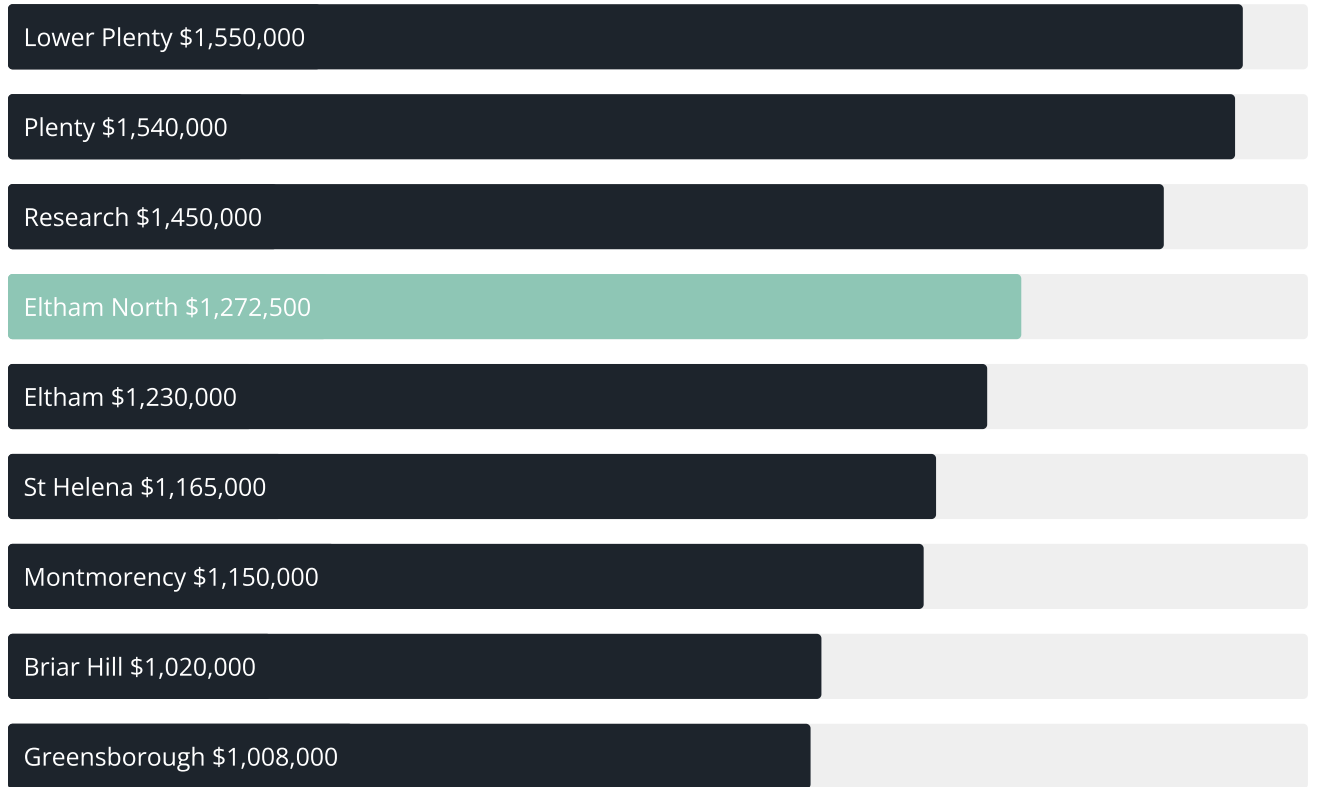
Quarterly Price Change

-2.11% ↓

Quarterly Price Change*



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

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Sale Method*



● Auction 29%
● Private 71%

Auction Clearance Rate*

85.71%

Median Days on Market^

29 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*

\$750

Population Growth^

0.37%

Rental Yield*

2.96%

Median Age^











42 years

Median Household Size^











3 people

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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
 4 Castle Ct Eltham North	4	House	\$1,055,000	30 Sep 2025
 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

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Address	Bedrooms	Type	Price	Sold
 59 Ramptons Rd Eltham North	4	House	\$1,280,000	28 Jul 2025
 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
 14 Laurel Hill Dr Eltham North	4	House	\$1,500,000	02 Jul 2025
 92 Glen Park Rd Eltham North	5	House	\$1,162,000	27 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 4 Burrawang Rise Eltham North	4	House	\$1,500,000	20 Jun 2025
 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
 12 Elmwood Rise Eltham North	5	House	\$1,600,000	17 Jun 2025
 2 Hillcrest Rd Eltham North	4	House	\$1,500,000	12 Jun 2025
 11 Calendonina 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
 3/88 Karingal Dr Eltham North	4	Unit	\$1,065,000	03 May 2025
 111 Progress Rd Eltham North	3	House	\$900,000	29 Apr 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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