

JellisCraig

ELTHAM NORTH

Suburb Report

Know your neighbourhood.



ELTHAM NORTH SUBURB REPORT

Median House Price*

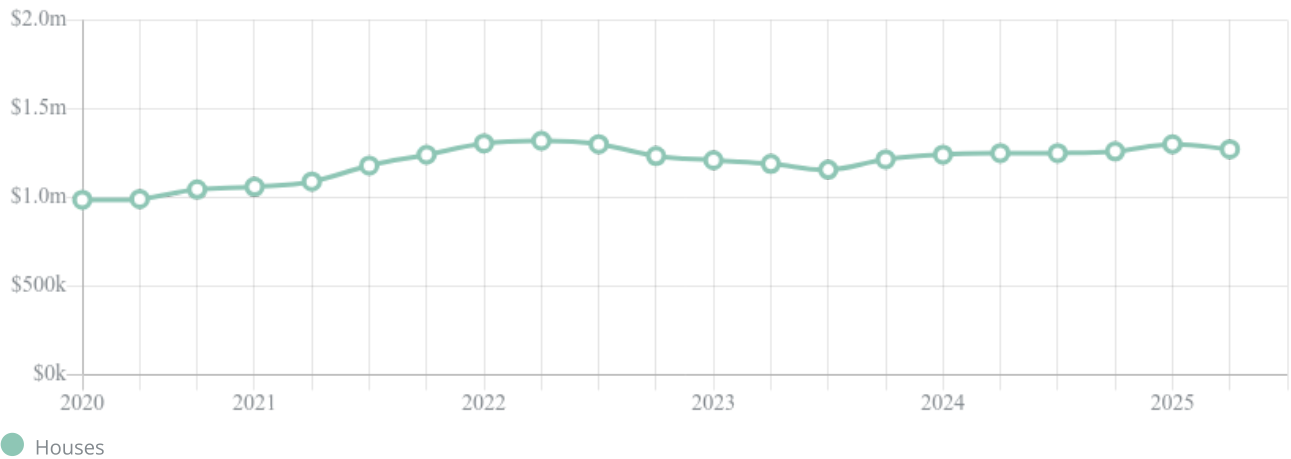
Median

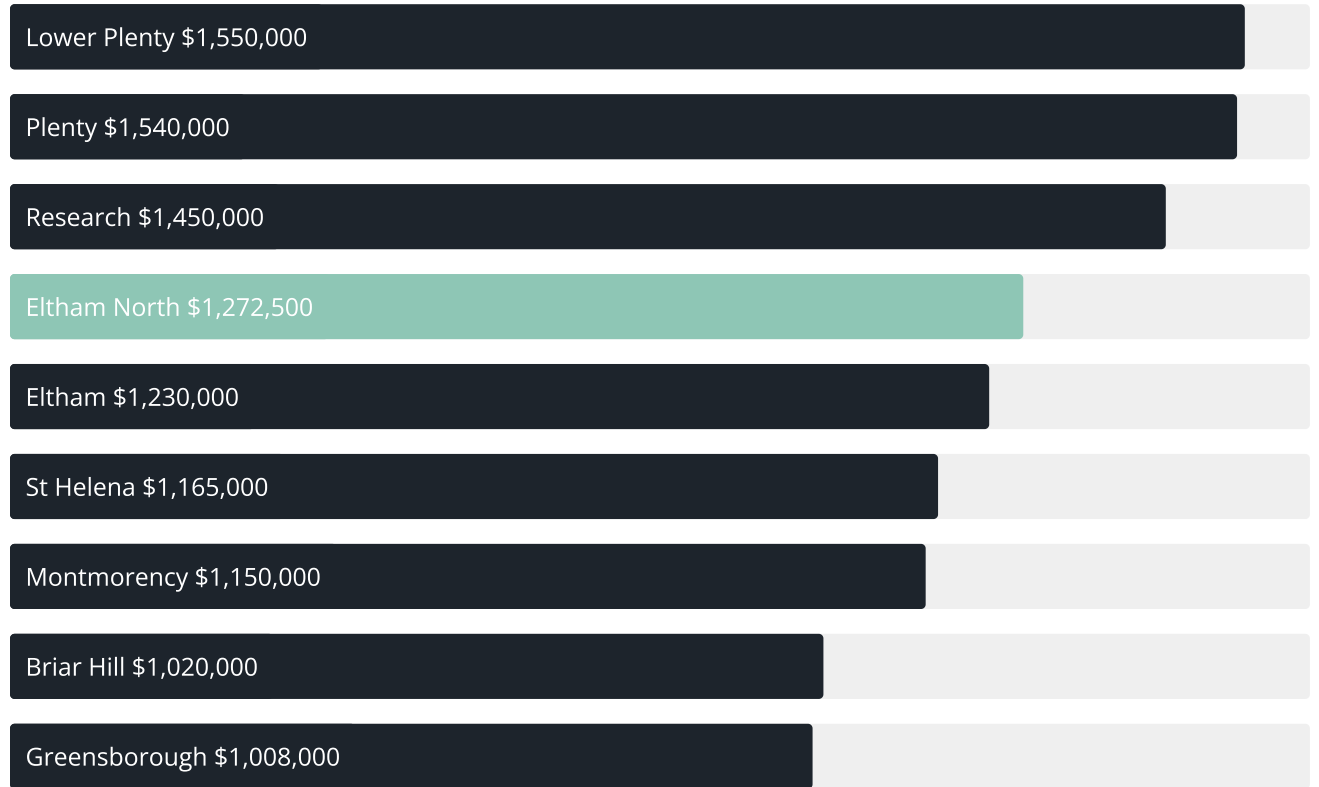
\$1.27m

Quarterly Price Change

-2.11% ↓

Quarterly Price Change*



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

ELTHAM NORTH SUBURB REPORT

Sale Method*



● Auction 22%
● Private 78%

Auction Clearance Rate*

100%

Median Days on Market^

35 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 6 Colric Pl Eltham North	3	House	\$1,200,000	15 Aug 2025
 21 Macdhuil Av Eltham North	3	House	\$1,200,000	04 Aug 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
 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
 12 Elmwood Rise Eltham North	5	House	\$1,600,000	17 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 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	Flat/Unit/Apartment	\$1,065,000	03 May 2025
 111 Progress Rd Eltham North	3	House	\$900,000	29 Apr 2025

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Address	Bedrooms	Type	Price	Sold
 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
 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



Eltham Office
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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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