

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.24m

Quarterly Price Change

-2.37% ↓

Median Unit Price*

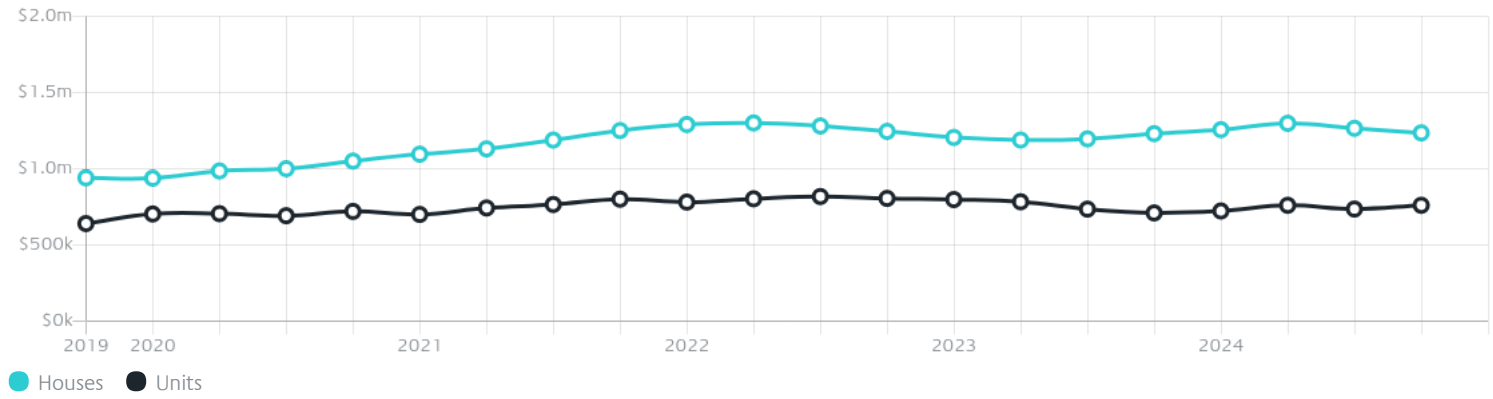
Median

\$760k

Quarterly Price Change

3.33% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 7%
● Private 93%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

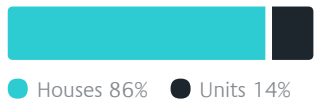
34 days

Average Hold Period^{*}

8.4 years

Insights

Dwelling Type[^]



● Houses 86% ● Units 14%

Ownership[^]



● Owned Outright 44% ● Mortgaged 46% ● Rented 9%

Population[^]

18,847

Median Asking Rent per week^{*}

\$685

Population Growth[^]

2.91%

Rental Yield^{*}

2.89%

Median Age[^]













43 years

Median Household Size[^]













2.8 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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 72 Porter St ELTHAM	4	House	\$1,375,000	25 Mar 2025
 82 Kalbar Rd Eltham	4	House	\$1,600,000	24 Mar 2025
 55 Wycliffe Cr Eltham	3	House	\$1,130,000	24 Mar 2025
 3 Fiona Ct Eltham	4	House	\$1,538,000	18 Mar 2025
 1 Colquhoun Ct Eltham	5	House	\$1,905,000	15 Mar 2025
 14 Renshaw Dr Eltham	3	House	\$1,105,000	15 Mar 2025
 1/35 Silver St Eltham	2	Unit	\$745,000	14 Mar 2025
 16 Nundah Dr ELTHAM	4	House	\$1,118,000	14 Mar 2025
 60 Ryans Rd Eltham	5	House	\$1,215,000	12 Mar 2025
 22 Nyora Rd Eltham	4	House	\$1,270,000	12 Mar 2025
 36 Parsons Rd Eltham	4	House	\$1,280,000	12 Mar 2025
 39 Warringah Cr Eltham	4	House	\$1,660,000	09 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Tanya Way Eltham	4	House	\$1,425,000	08 Mar 2025
 467 Reynolds Rd Eltham	5	House	\$1,091,000	08 Mar 2025
 31 Luck St Eltham	3	House	\$817,500	28 Feb 2025
 13 View Hill Cr Eltham	4	House	\$1,250,000	26 Feb 2025
 22 Howgate Ct ELTHAM	5	House	\$1,501,000	25 Feb 2025
 21 Thomas St Eltham	3	House	\$991,000	24 Feb 2025
 13-15 Parsons Rd Eltham	5	House	\$2,205,000	20 Feb 2025
 45 Stanley Av Eltham	5	House	\$2,175,000	20 Feb 2025
 52 Batman Rd Eltham	3	House	\$904,300	20 Feb 2025
 4/47 York St Eltham	3	Unit	\$810,000	19 Feb 2025
 4 Coolabah Dr Eltham	4	House	\$930,000	18 Feb 2025
 76 Kalbar Rd Eltham	6	House	\$2,200,000	15 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 10 Peppermint Gr Eltham	4	House	\$1,220,000	14 Feb 2025
 154 Bolton St Eltham	3	House	\$960,000	14 Feb 2025
 3/43 Railway Pde Eltham	2	Unit	\$530,000	14 Feb 2025
 6 Crofton Ct Eltham	4	House	\$1,100,000	11 Feb 2025
 137 Brougham St Eltham	4	House	\$1,350,000	08 Feb 2025
 1/26 Luck St Eltham	3	Unit	\$860,000	06 Feb 2025
 10 Crofton Ct Eltham	4	House	\$1,235,000	03 Feb 2025
 16 Flint St Eltham	3	House	\$1,190,000	01 Feb 2025
 30/144 Bible St Eltham	2	Flat/Unit/Apartment	\$495,000	01 Feb 2025
 3/93 Arthur St Eltham	4	House	\$1,570,000	31 Jan 2025
 10b Swan St Eltham	4	House	\$1,300,000	31 Jan 2025
 39 Silver St Eltham	4	House (Previously Occupied - Detached)	\$1,020,000	30 Jan 2025



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

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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