

Suburb **INSIGHTS**

3095
ELTHAM



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.27m

Quarterly Price Change

-2.50% ↓

Median Unit Price*

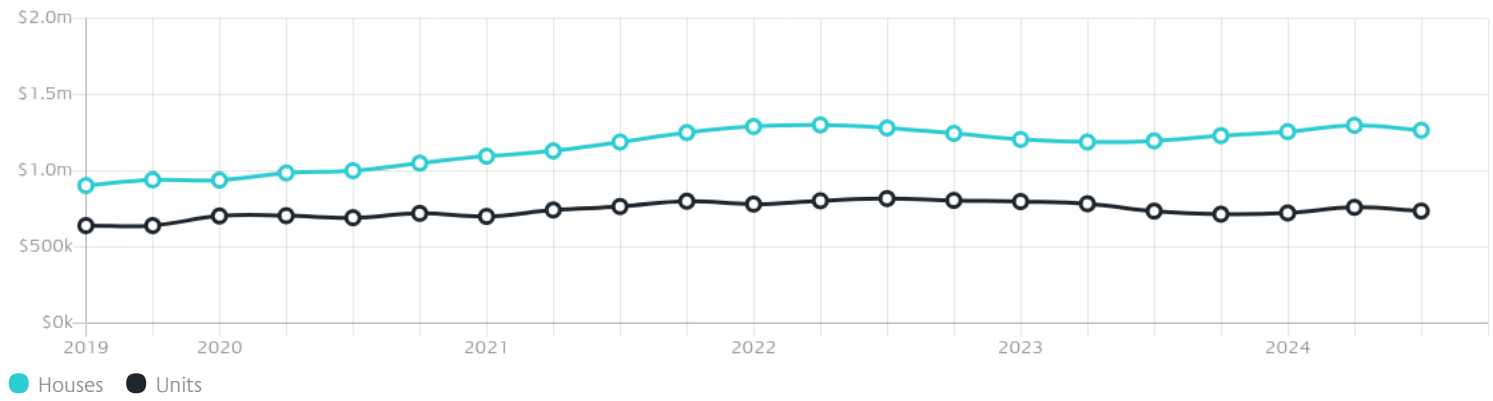
Median

\$736k

Quarterly Price Change

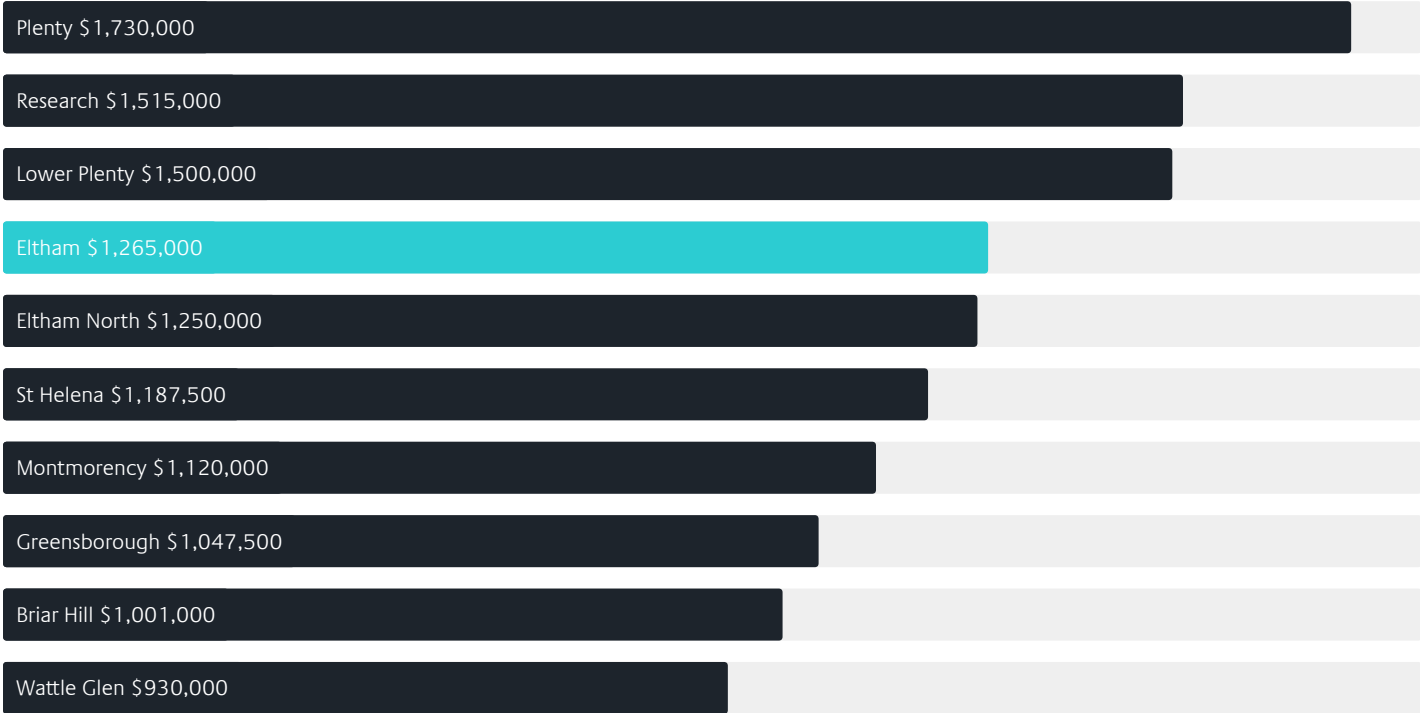
-3.22% ↓

Quarterly Price Change*

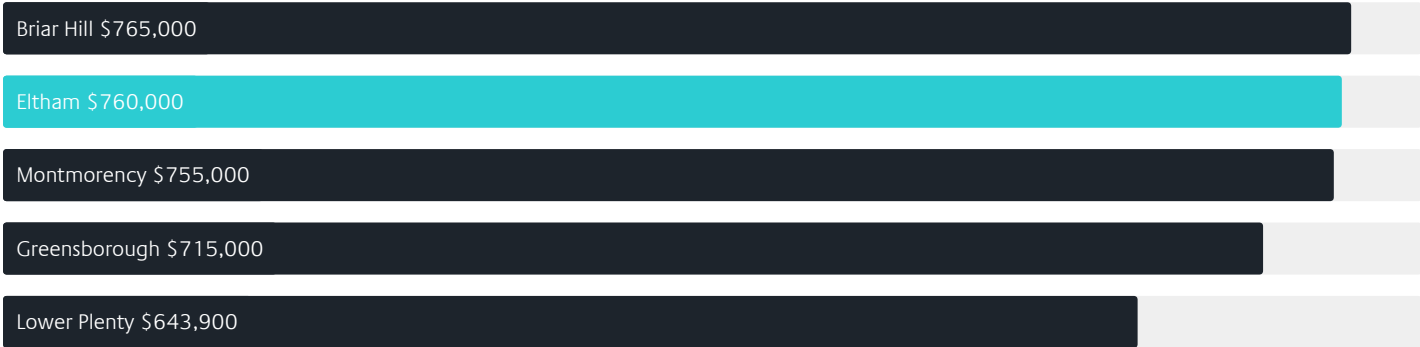


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

73.68%

Median Days on Market[^]

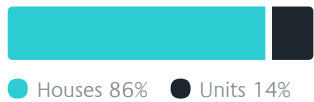
32 days

Average Hold Period^{*}

8.4 years

Insights

Dwelling Type[^]



Ownership[^]



Population[^]

18,847

Median Asking Rent per week^{*}

\$700

Population Growth[^]

2.91%

Rental Yield^{*}

2.89%

Median Age[^]


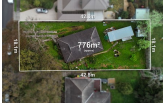







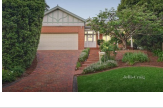


43 years

Median Household Size[^]










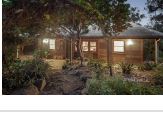
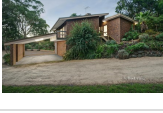

2.8 people

Sold Properties~











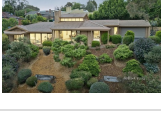

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 99 Napoleon St Eltham	3	House	\$1,370,000	30 Nov 2024
 89 Brougham St Eltham	3	House	\$811,000	27 Nov 2024
 22 Echidna Rd Eltham	3	House	\$1,520,000	22 Nov 2024
 8/36 Livingstone Rd Eltham	3	Unit	\$730,000	22 Nov 2024
 205 Bolton St Eltham	3	House	\$827,000	19 Nov 2024
 8 Kirwin Av Eltham	4	House	\$1,270,000	15 Nov 2024
 1/28 York St Eltham	3	Unit	\$825,000	13 Nov 2024
 15 Foster Rd Eltham	3	House	\$900,000	12 Nov 2024
 1/45 Beard St Eltham	4	House	\$950,000	09 Nov 2024
 81 Kalbar Rd Eltham	4	House	\$1,475,000	09 Nov 2024
 10 Mays Rd Eltham	6	House	\$2,420,000	09 Nov 2024
 15 Swan St ELTHAM	4	House	\$930,000	07 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Rondou Pl Eltham	3	House	\$1,080,000	06 Nov 2024
 28 Echidna Rd Eltham	3	House	\$1,110,000	04 Nov 2024
 4 Stokes Pl Eltham	3	House	\$907,500	02 Nov 2024
 1/28-32 Livingstone Rd Eltham	3	Townhouse	\$880,000	02 Nov 2024
 8 Ryans Rd Eltham	3	House	\$1,032,000	01 Nov 2024
 5 Orbel Ct Eltham	4	House	\$1,300,000	31 Oct 2024
 1/1110 Main Rd Eltham	3	Unit	\$730,000	30 Oct 2024
 78 Napoleon St Eltham	4	House	\$1,835,000	29 Oct 2024
 9 York St Eltham	4	House	\$1,137,500	26 Oct 2024
 5 Rodda Pde Eltham	3	House	\$920,000	24 Oct 2024
 21 Eucalyptus Rd Eltham	4	House	\$1,610,000	24 Oct 2024
 16 Helene St Eltham	4	House	\$2,600,000	24 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/50 Luck St ELTHAM	3	House	\$1,165,000	24 Oct 2024
 7 Diamond St Eltham	4	House	\$1,862,500	23 Oct 2024
 2/77 Brougham St ELTHAM	2	Unit	\$692,500	22 Oct 2024
 3/1228 Main Rd Eltham	3	Unit	\$720,000	22 Oct 2024
 8/35 York St Eltham	3	Flat/Unit/Apartment	\$787,000	21 Oct 2024
 3/57 Beard St Eltham	2	Unit	\$605,000	21 Oct 2024
 24 Mulberry Ct Eltham	4	House	\$1,478,000	19 Oct 2024
 4 Nerreman Gateway Eltham	4	House	\$1,425,000	19 Oct 2024
 15/91 Bridge St Eltham	2	Townhouse	\$580,000	18 Oct 2024
 2/1141 Main Rd Eltham	3	Townhouse	\$780,000	17 Oct 2024
 1 Darkan Ct Eltham	4	House	\$1,360,000	16 Oct 2024
 103/26 Pryor St Eltham	2	Apartment	\$695,000	16 Oct 2024



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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