

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.24m

Quarterly Price Change

-2.37% ↓

Median Unit Price*

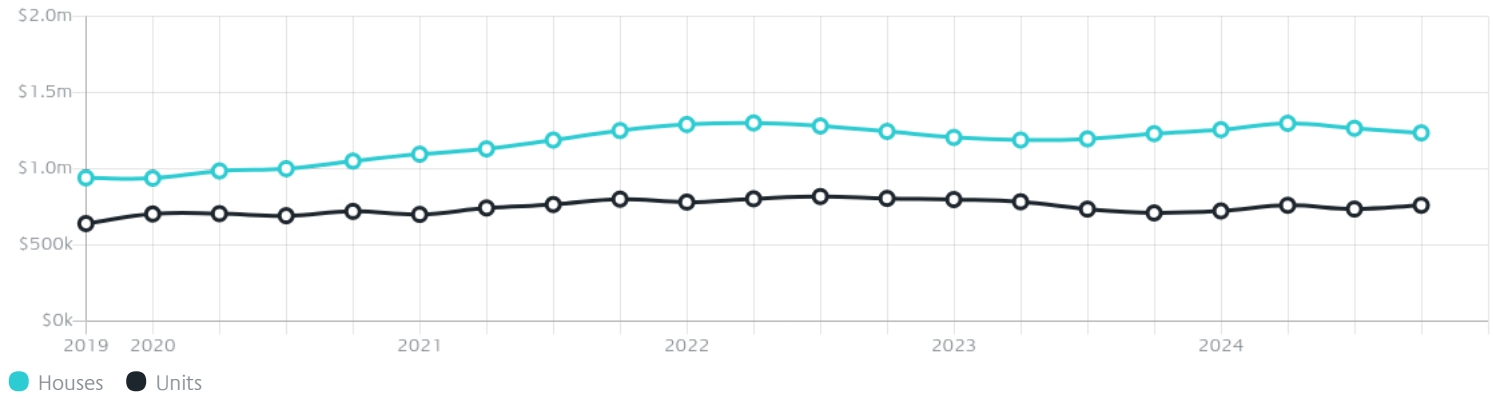
Median

\$760k

Quarterly Price Change

3.33% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 34%
● Private 66%

Auction Clearance Rate*

76.19%

Median Days on Market^

36 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~









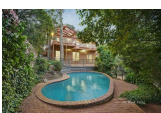



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 18 Milborne Cr Eltham	4	House	\$1,070,000	20 Dec 2024
 1/3 Diamond St Eltham	3	Townhouse	\$1,190,000	17 Dec 2024
 6 1a Railway Pde Eltham	3	House	\$895,000	16 Dec 2024
 95 Dalton St Eltham	4	House	\$1,130,000	14 Dec 2024
 139 Dalton St Eltham	3	House	\$995,000	14 Dec 2024
 1 Balmoral Cirt Eltham	4	House	\$1,305,000	09 Dec 2024
 17 Ridgeview St Eltham	5	House	\$1,217,000	07 Dec 2024
 1/7 John St Eltham	3	Unit	\$850,000	07 Dec 2024
 7 Darkan Ct ELTHAM	5	House	\$1,065,000	07 Dec 2024
 2/7 Andrews St Eltham	3	House	\$913,000	07 Dec 2024
 53 Kalbar Rd Eltham	3	House	\$1,085,000	03 Dec 2024
 99 Napoleon St Eltham	3	House	\$1,370,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 53 Leane Dr Eltham	4	House	\$1,162,000	29 Nov 2024
 79 Zig Zag Rd Eltham	4	House	\$1,530,000	29 Nov 2024
 39 Silver St Eltham	3	House	\$1,020,000	28 Nov 2024
 89 Brougham St Eltham	3	House	\$811,000	27 Nov 2024
 40 Arthur St Eltham	4	House	\$1,150,000	27 Nov 2024
 75a John St Eltham	2	House	\$1,300,000	27 Nov 2024
 3/21 Livingstone Rd Eltham	4	Unit	\$1,325,000	25 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
 1/13 Grey St Eltham	4	House	\$1,465,000	19 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2 Taylor St Eltham	4	House	\$1,225,000	15 Nov 2024
 5/17 Batman Rd ELTHAM	2	Unit	\$620,000	13 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
 6 Rondu Pl Eltham	3	House	\$1,080,000	06 Nov 2024
 28 Echidna Rd Eltham	3	House	\$1,110,000	04 Nov 2024
 1/28-32 Livingstone Rd Eltham	3	Townhouse	\$880,000	02 Nov 2024
 4 Stokes Pl Eltham	3	House	\$907,500	02 Nov 2024



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

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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