

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.22m

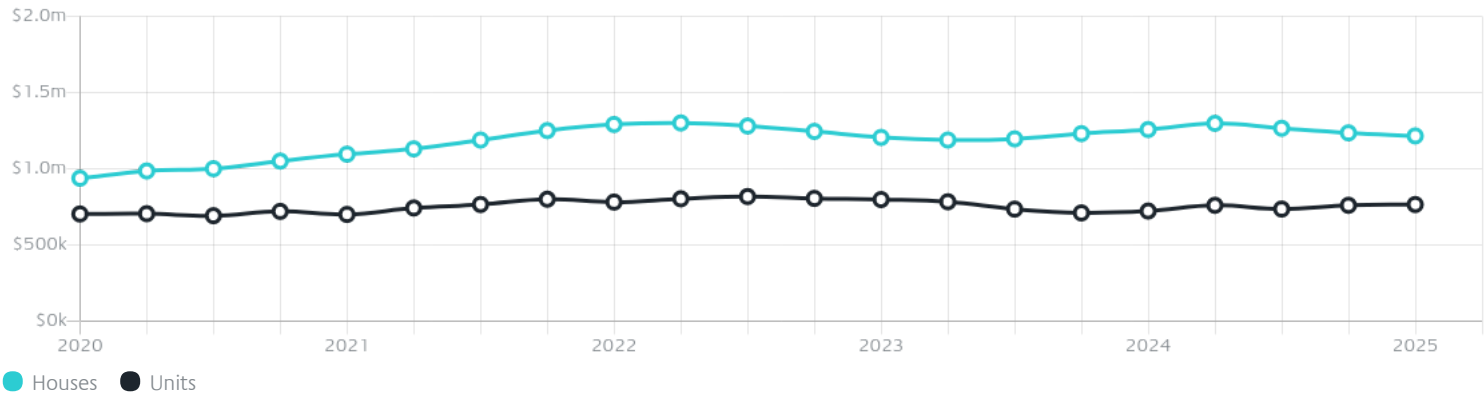
Quarterly Price Change
-1.61% ↓

Median Unit Price*

Median
\$765k

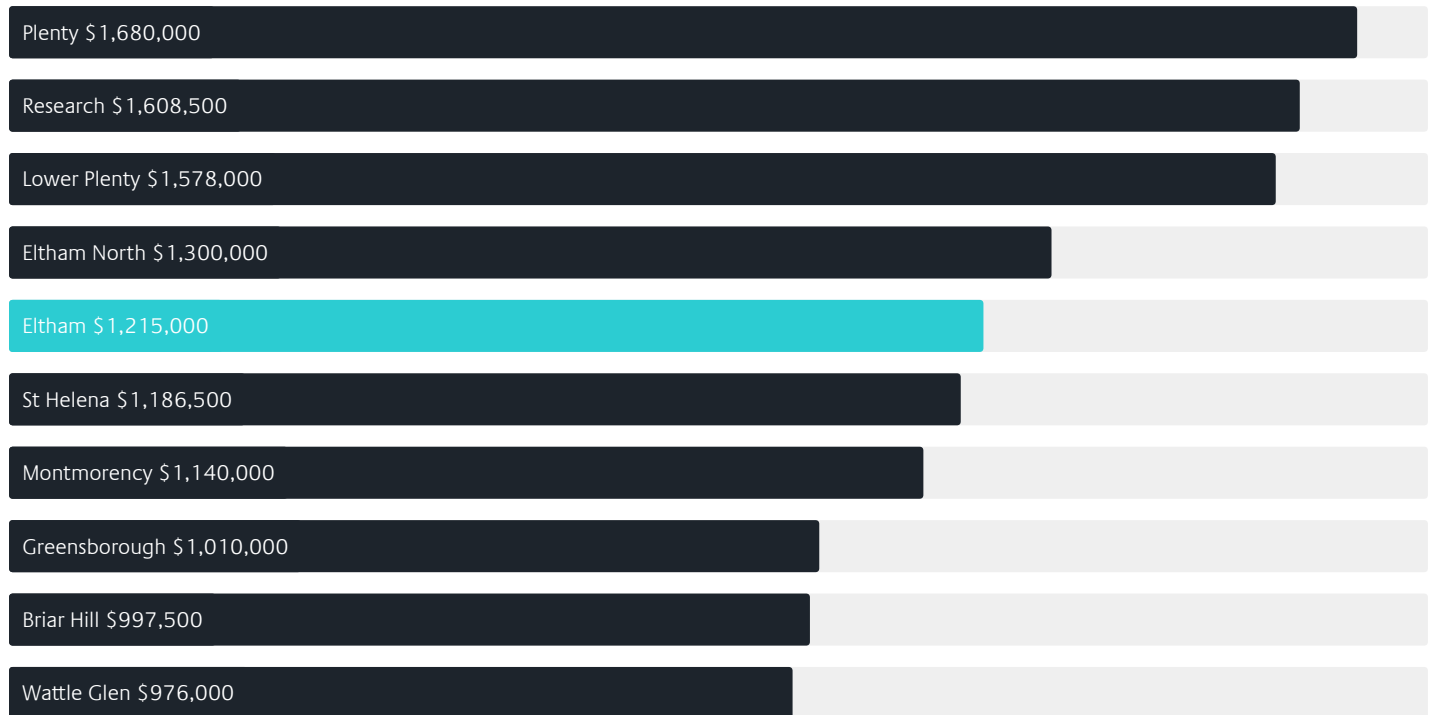
Quarterly Price Change
0.65% ↑

Quarterly Price Change*

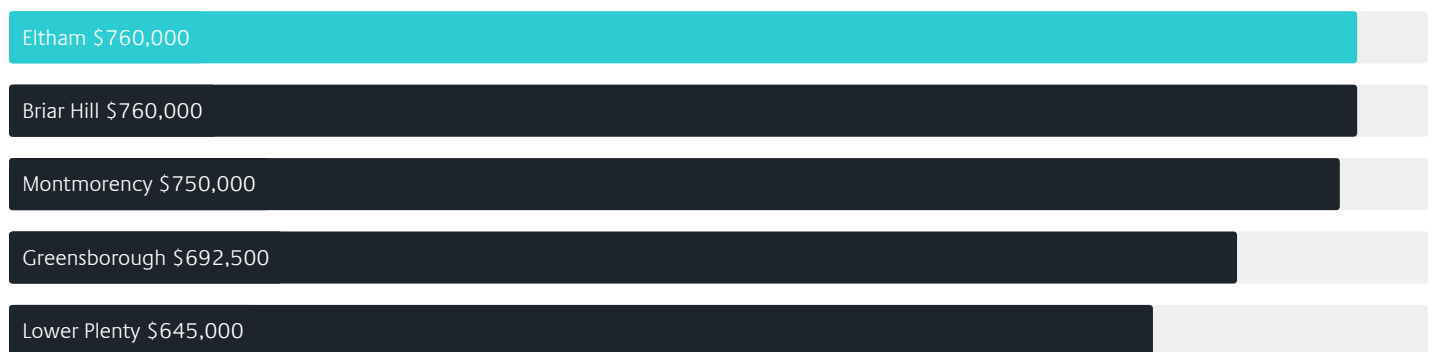


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 13%
● Private 87%

Auction Clearance Rate*

88.89%

Median Days on Market^

24 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^










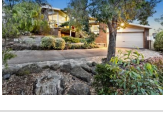


2.8 people

Sold Properties~










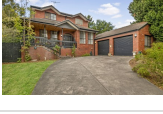


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13 Delmuir Cl Eltham	5	House	\$1,470,000	30 Jun 2025
 25 Diosma Rd Eltham	4	House	\$1,845,000	28 Jun 2025
 7/21 Grove St Eltham	3	Townhouse	\$840,000	26 Jun 2025
 95 Sweeneys La Eltham	3	House	\$2,002,000	25 Jun 2025
 19a Souther St Eltham	3	House	\$840,000	21 Jun 2025
 5 Crofton Mews Eltham	5	House	\$1,267,000	19 Jun 2025
 5 St Ronans Ct Eltham	4	House	\$1,500,000	17 Jun 2025
 6 Keswick Rise Eltham	3	House	\$1,306,000	14 Jun 2025
 114 Brougham St Eltham	3	House	\$1,330,000	11 Jun 2025
 4/172 Pitt St Eltham	3	Unit	\$825,000	10 Jun 2025
 5 Keswick Rise Eltham	4	House	\$1,025,000	10 Jun 2025
 2/1324 Main Rd Eltham	4	House	\$955,000	09 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/1164 Main Rd Eltham	3	Unit	\$870,000	03 Jun 2025
 2/72 Henry St Eltham	2	Unit	\$750,000	03 Jun 2025
 7 Ryans Rd Eltham	4	House	\$1,365,000	02 Jun 2025
 2/118 Bridge St Eltham	3	Unit	\$1,100,000	30 May 2025
 24 Christine Av ELTHAM	3	House	\$1,210,000	27 May 2025
 13 Peppermint Gr Eltham	5	House	\$1,400,000	26 May 2025
 99 Pitt St Eltham	4	House	\$1,180,000	24 May 2025
 23 Nathan Rd Eltham	4	House	\$1,705,000	22 May 2025
 280 Mount Pleasant Rd Eltham	3	House	\$1,360,000	20 May 2025
 8 Baringa Pl Eltham	4	House	\$1,230,000	19 May 2025
 2/15 Grove St Eltham	3	Townhouse	\$930,000	17 May 2025
 1/54 Metery Rd Eltham	3	Unit	\$822,500	17 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Balmoral Cirt Eltham	5	House	\$1,300,000	16 May 2025
 14/72 Bridge St Eltham	3	Townhouse	\$838,777	15 May 2025
 1/1364 Main Rd Eltham	3	House	\$857,000	12 May 2025
 143 Brougham St Eltham	4	House	\$1,435,000	12 May 2025
 24 Withers Way Eltham	3	House	\$1,195,000	09 May 2025
 13 Lilian Pde Eltham	4	House	\$2,020,000	08 May 2025
 9 Ashdale Gr ELTHAM	3	House	\$1,260,000	07 May 2025
 8 Macaulay Ct Eltham	4	House	\$1,120,000	06 May 2025
 10A Swan St Eltham	4	House	\$1,410,000	03 May 2025
 65 Balmoral Cirt Eltham	3	House	\$1,020,000	01 May 2025
 10 Paltara Ct Eltham	4	House	\$1,065,000	30 Apr 2025
 4 Rodda Pde Eltham	3	House	\$1,120,000	30 Apr 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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