

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.22m

Quarterly Price Change

-1.61% ↓

## Median Unit Price\*

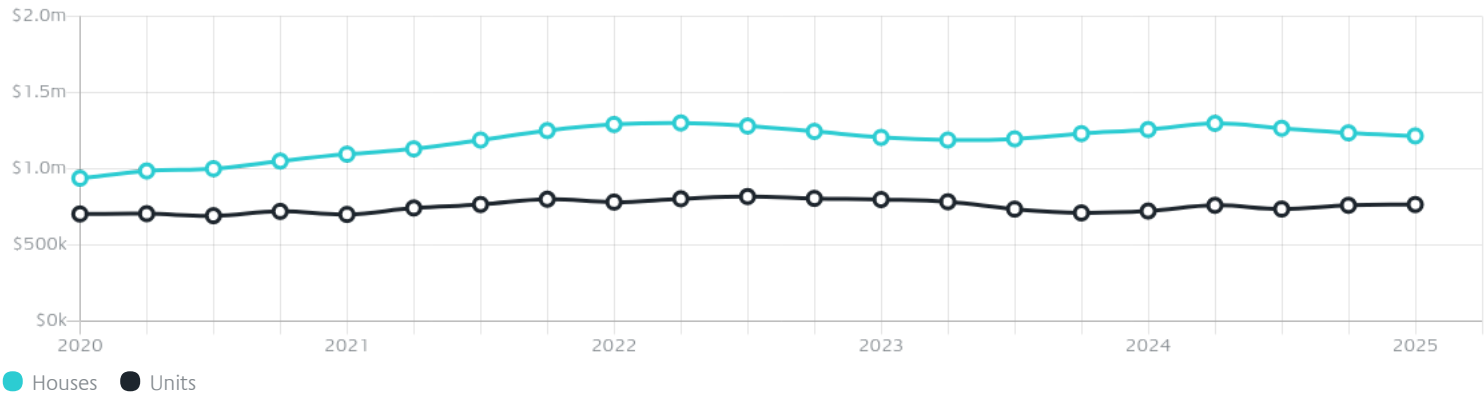
Median

\$765k

Quarterly Price Change

0.65% ↑

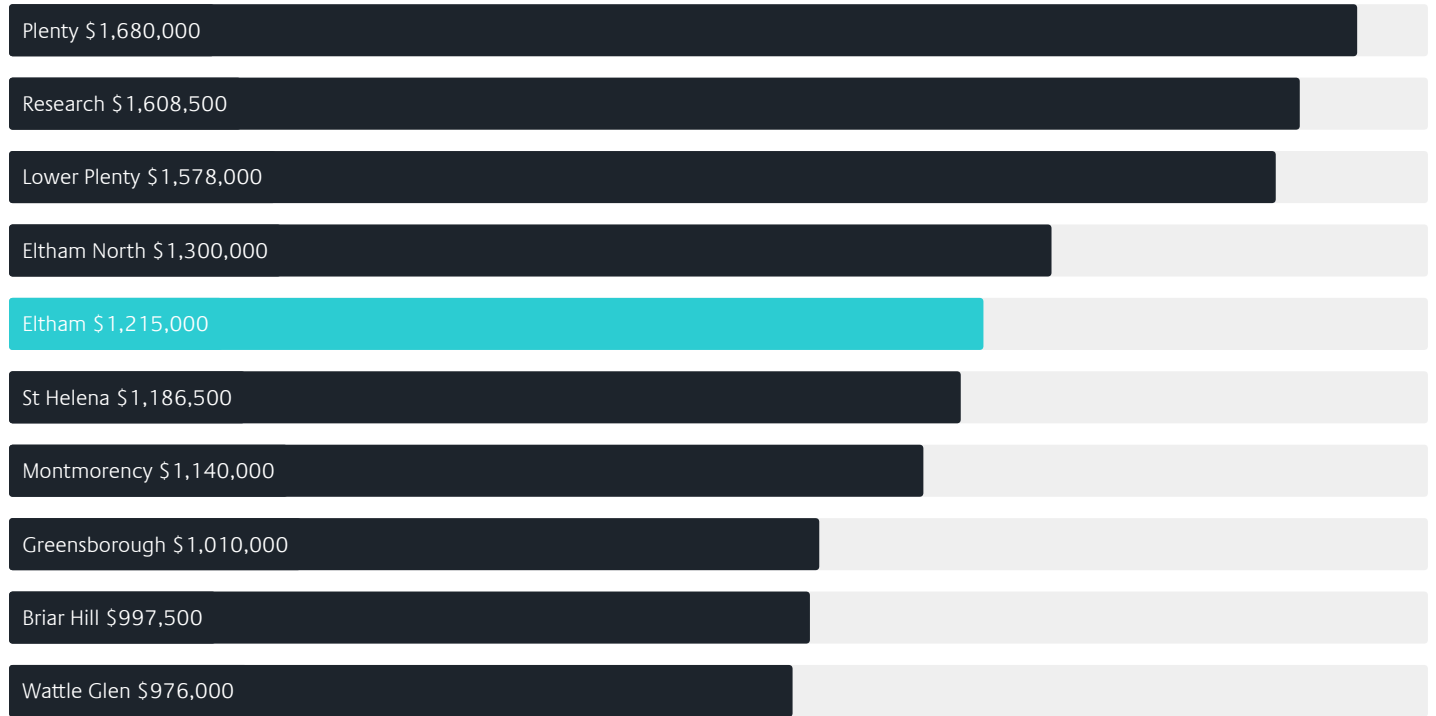
## Quarterly Price Change\*



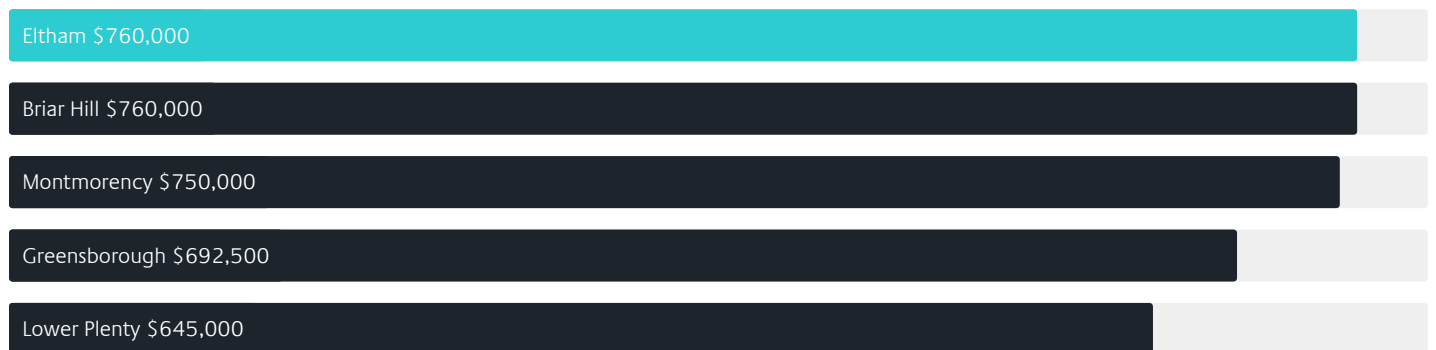
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 14%  
● Private 86%

Auction Clearance Rate\*

88.89%

Median Days on Market^

25 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^








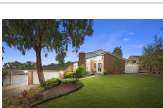
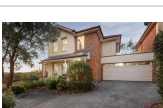
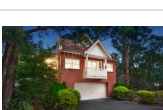
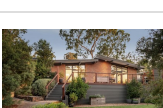
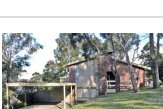
43 years

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](https://jellisicraig.com.au/suburbinsights)






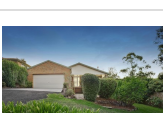
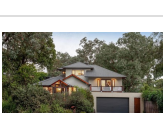
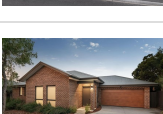
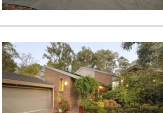
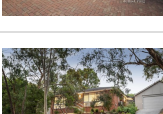
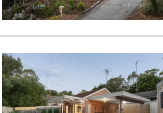
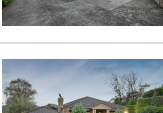
Address	Bedrooms	Type	Price	Sold
 24 Christine Av ELTHAM	3	House	\$1,210,000	27 May 2025
 13 Peppermint Gr Eltham	5	House	\$1,400,000	26 May 2025
 23 Nathan Rd Eltham	4	House	\$1,705,000	22 May 2025
 280 Mount Pleasant Rd Eltham	3	House	\$1,360,000	20 May 2025
 8 Baringa Pl Eltham	4	House	\$1,230,000	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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 19 Mulberry Ct Eltham	4	House	\$1,641,000	26 Apr 2025
 27 / 144 Bible St Eltham	2	Flat / Unit / Apartment	\$510,000	24 Apr 2025
 1 / 68 Park Rd Eltham	3	House	\$990,000	22 Apr 2025
 21 Shalbury Av Eltham	4	House	\$1,100,000	17 Apr 2025
 1 Paltara Ct Eltham	4	House	\$1,135,000	15 Apr 2025
 4 Fairdale Ct Eltham	3	House	\$1,212,000	14 Apr 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 180 Pitt St Eltham	4	House	\$1,260,000	12 Apr 2025
 5/1326 Main Rd ELTHAM	3	House	\$880,000	10 Apr 2025
 8/144 Bible St Eltham	1	Flat/Unit/Apartment	\$385,000	09 Apr 2025
 34-36 Rockliffe St Eltham	4	House	\$1,575,000	08 Apr 2025
 15/144 Bible St Eltham	2	Flat/Unit/Apartment	\$332,500	07 Apr 2025
 471 Reynolds Rd Eltham	3	House	\$1,150,000	05 Apr 2025
 50 York St Eltham	4	House	\$2,005,000	03 Apr 2025
 2/21 Livingstone Rd Eltham	4	House	\$1,252,000	02 Apr 2025
 6 Ibsley Sq Eltham	4	House	\$1,325,000	28 Mar 2025
 1 Culgoa Ct Eltham	3	House	\$980,000	28 Mar 2025
 2/62 Beard St Eltham	1	Unit	\$501,000	26 Mar 2025
 72 Porter St ELTHAM	4	House	\$1,375,000	25 Mar 2025



Eltham Office  
1022 Main Road, Eltham  
03 9431 1222

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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