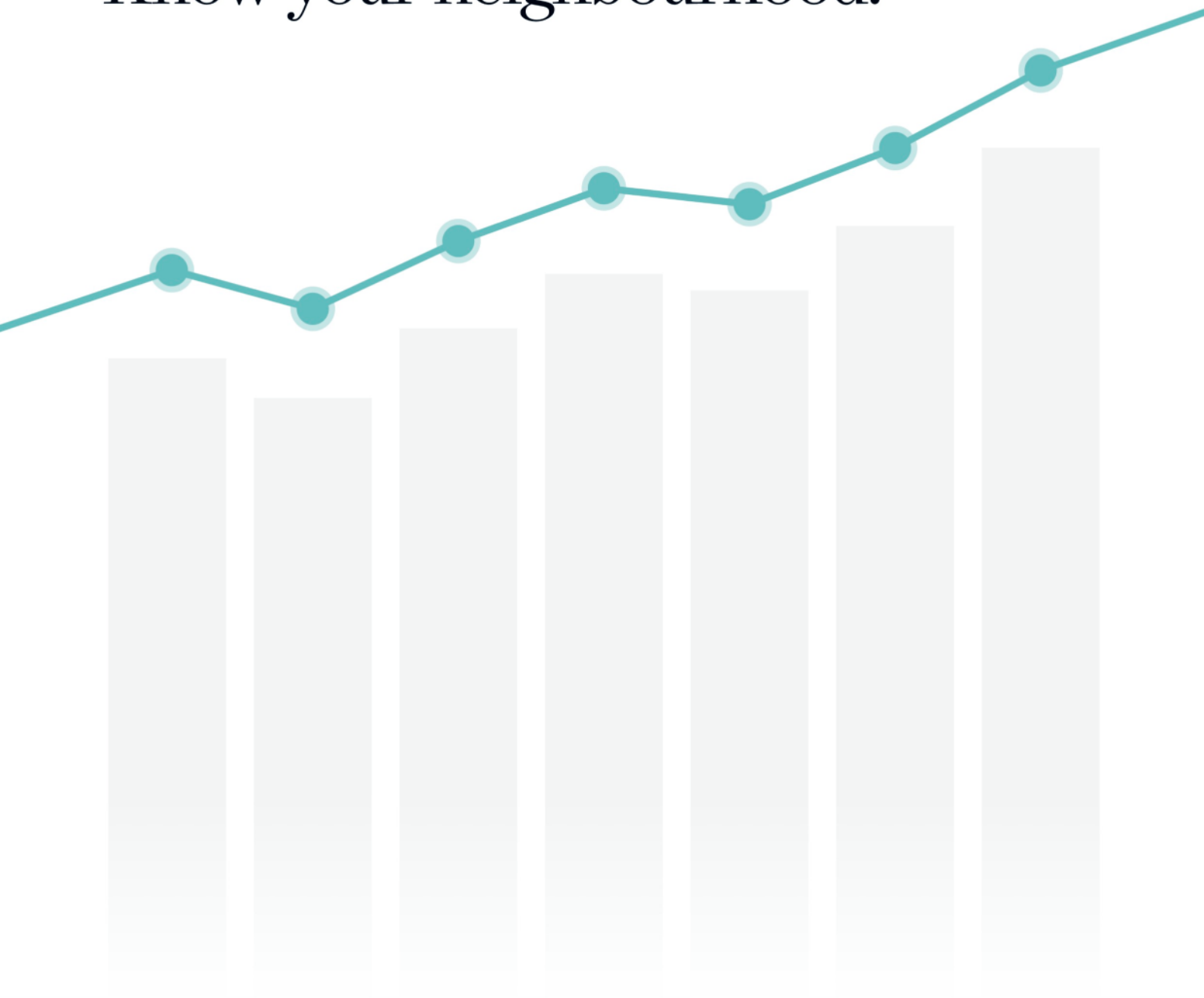


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.24m

Quarterly Price Change

-2.37% ↓

Median Unit Price*

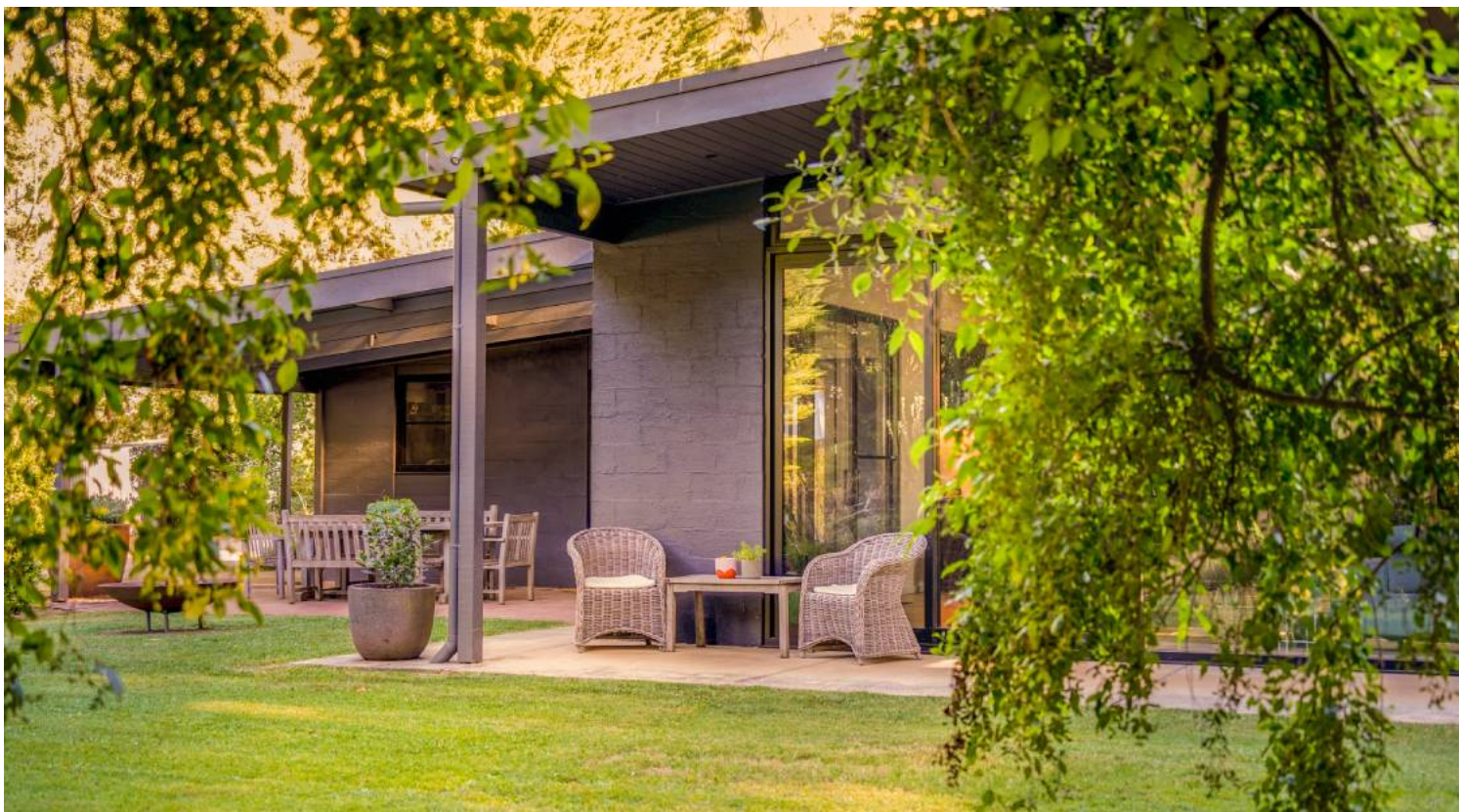
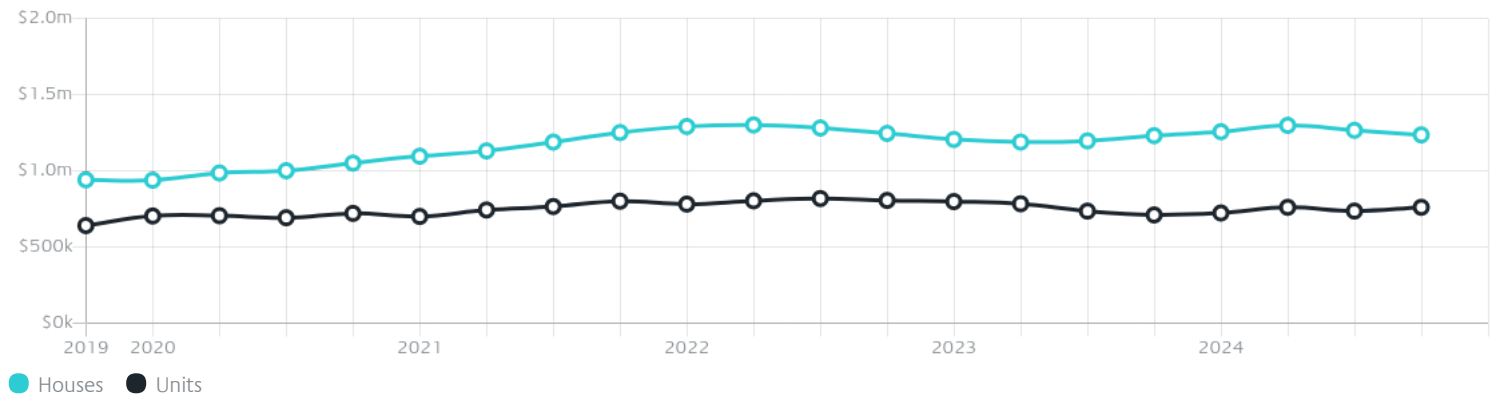
Median

\$760k

Quarterly Price Change

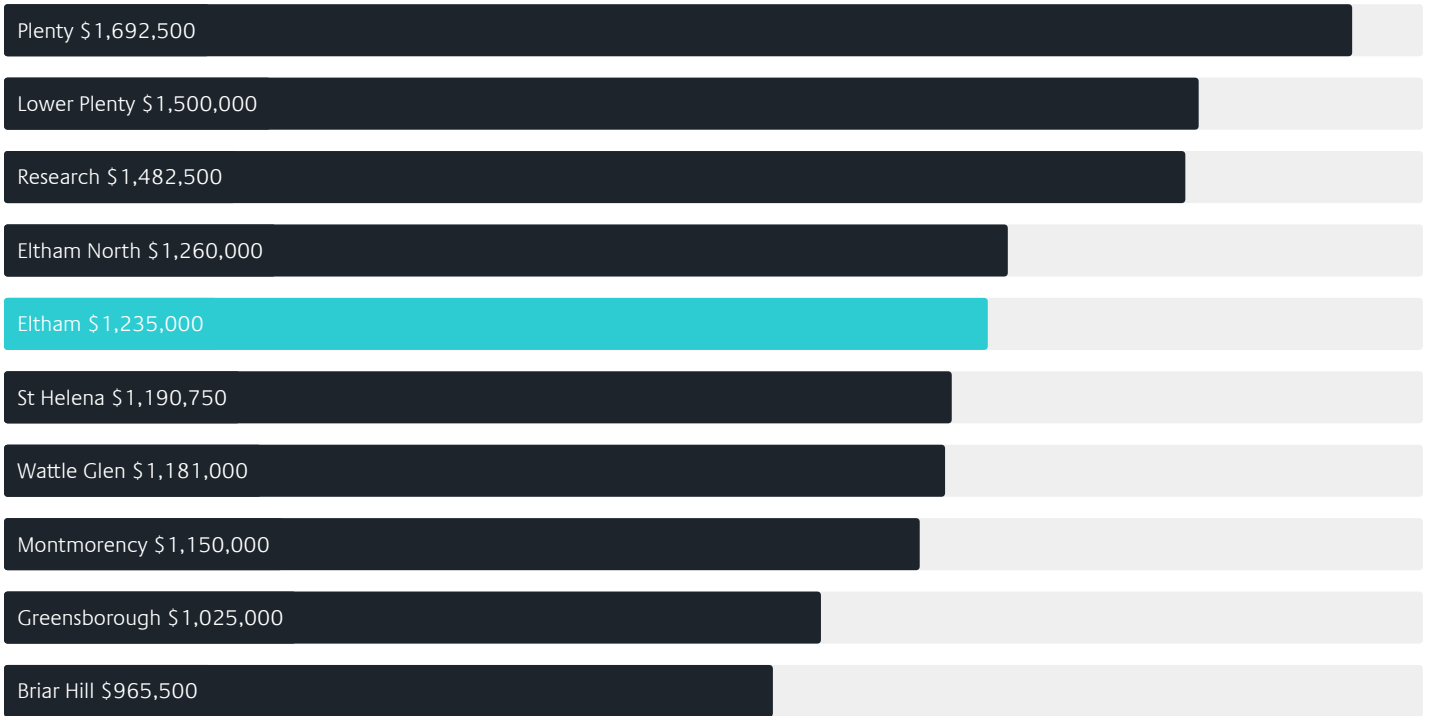
3.33% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

53.85%

Median Days on Market[^]

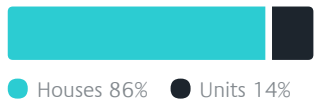
37 days

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 |
|---------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  31 Luck St Eltham | 3 | House | \$817,500 | 28 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 |
|  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 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  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 |
|  2/26 Pryor St Eltham | 3 | Apartment | \$840,000 | 29 Jan 2025 |
|  2 Bird St ELTHAM | 3 | House | \$1,200,000 | 29 Jan 2025 |
|  2/20 Silver St Eltham | 3 | Unit | \$745,000 | 28 Jan 2025 |
|  142 Allendale Rd Eltham | 4 | House | \$1,360,000 | 27 Jan 2025 |
|  30 Green Pl Eltham | 3 | House | \$1,003,000 | 26 Jan 2025 |
|  6 Lilian Pde Eltham | 3 | House | \$1,160,000 | 24 Jan 2025 |
|  5 Porter St Eltham | 3 | House | \$1,255,000 | 24 Jan 2025 |
|  15 Withers Way Eltham | 4 | House | \$1,525,000 | 23 Jan 2025 |
|  73 Milborne Cr ELTHAM | 4 | House | \$905,000 | 15 Jan 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|----------------------------------------------------------------------------------------------------------------|----------|----------------------------------------|-------------|-------------|
|  58 Valonia Dr ELTHAM | 4 | House (Previously Occupied - Detached) | \$1,115,000 | 23 Dec 2024 |
|  2/1 Wattletree Rd Eltham | 1 | Townhouse | \$610,000 | 23 Dec 2024 |
|  18 Milborne Cr Eltham | 4 | House | \$1,070,000 | 20 Dec 2024 |
|  34 Nerreman Gateway Eltham | 4 | House | \$1,420,000 | 19 Dec 2024 |
|  1/1256 Main Rd Eltham | 3 | Unit | \$810,000 | 18 Dec 2024 |
|  1/3 Diamond St Eltham | 3 | Townhouse | \$1,190,000 | 17 Dec 2024 |
|  61a 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 |
|  28 Silver St Eltham | 4 | House | \$800,000 | 11 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 |



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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