

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.22m

Quarterly Price Change

-1.61% ↓

Median Unit Price*

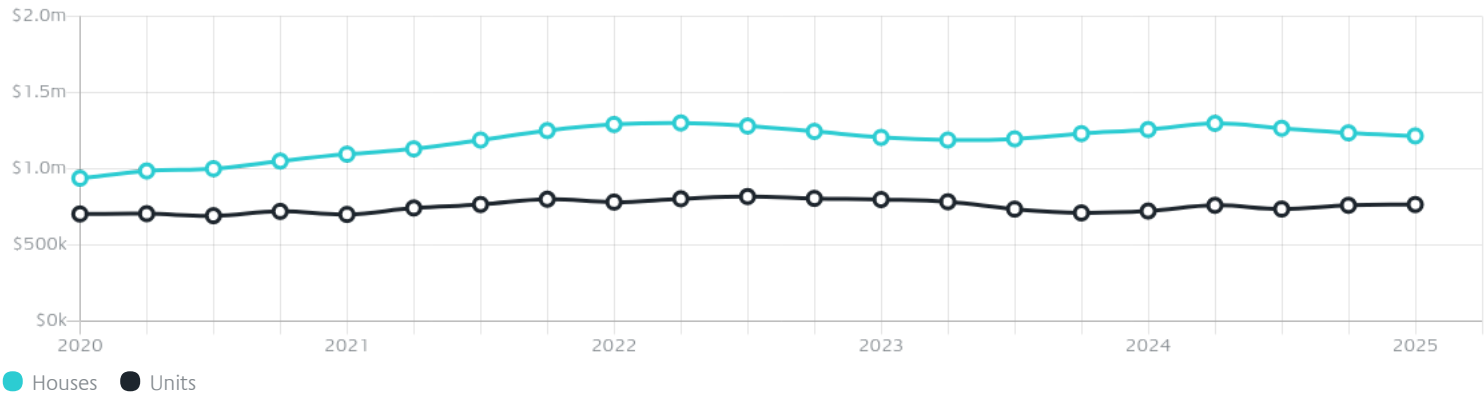
Median

\$765k

Quarterly Price Change

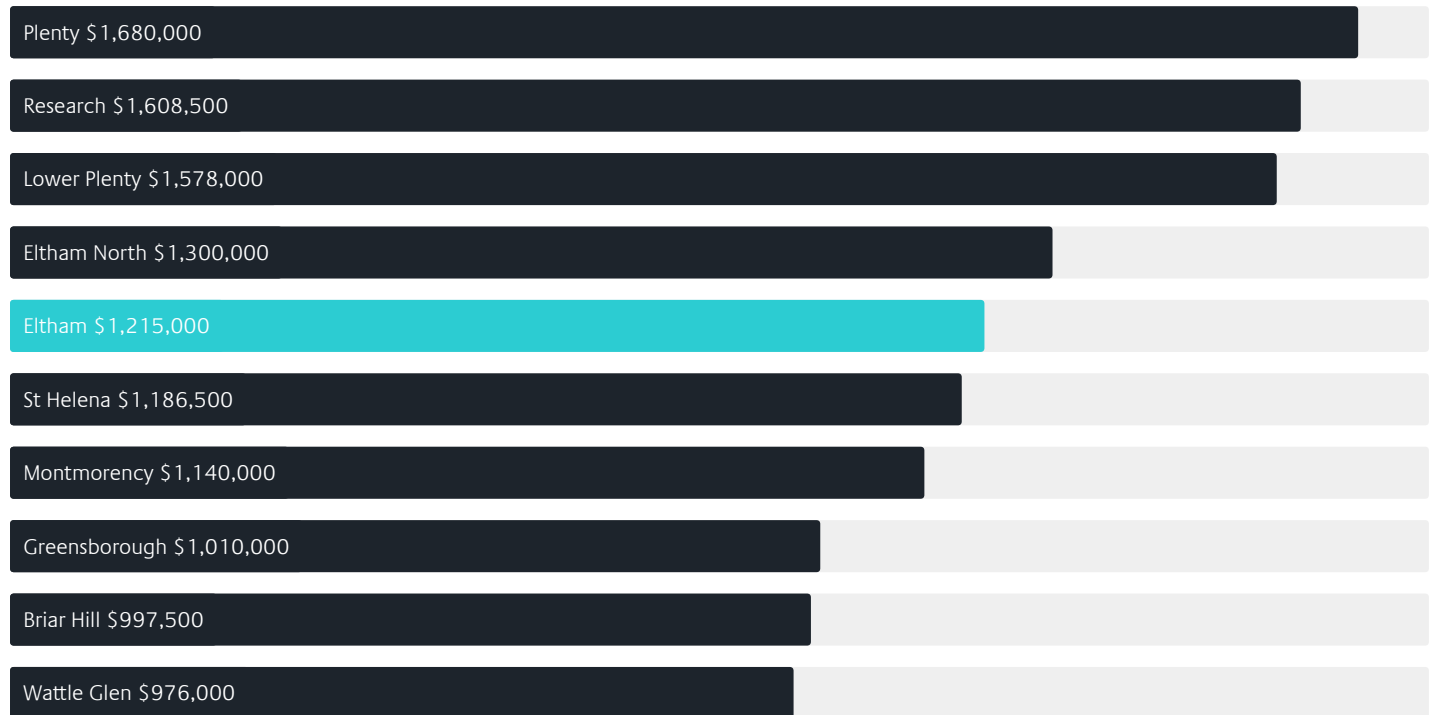
0.65% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



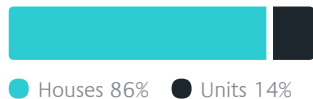
Sales Snapshot

Sale Method^{*}

● Auction 8%
● Private 92%

Auction Clearance Rate^{*}**83.33%**Median Days on Market[^]**27 days**Average Hold Period^{*}**8.4 years**

Insights

Dwelling Type[^]

● Houses 86% ● Units 14%













Ownership[^]

● Owned Outright 44% ● Mortgaged 46% ● Rented 9%










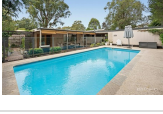


Population[^]**18,847**Median Asking Rent per week^{*}**\$685**Population Growth[^]**2.91%**Rental Yield^{*}**2.89%**Median Age[^]**43 years**Median Household Size[^]**2.8 people**

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
 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
 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
 180 Pitt St Eltham	4	House	\$1,260,000	12 Apr 2025
 5/1326 Main Rd ELTHAM	3	House	\$880,000	10 Apr 2025
 34-36 Rockliffe St Eltham	4	House	\$1,575,000	08 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/21 Livingstone Rd Eltham	4	House	\$1,252,000	02 Apr 2025
 1 Culgoa Ct Eltham	3	House	\$980,000	28 Mar 2025
 6 Ibsley Sq Eltham	4	House	\$1,325,000	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
 82 Kalbar Rd Eltham	4	House	\$1,600,000	24 Mar 2025
 55 Wycliffe Cr Eltham	3	House	\$1,130,000	24 Mar 2025
 3 Fiona Ct Eltham	4	House	\$1,538,000	18 Mar 2025
 1 Colquhoun Ct Eltham	5	House	\$1,905,000	15 Mar 2025
 14 Renshaw Dr Eltham	3	House	\$1,105,000	15 Mar 2025
 1/35 Silver St Eltham	2	Unit	\$745,000	14 Mar 2025
 16 Nundah Dr ELTHAM	4	House	\$1,118,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 Moola Pl Eltham	4	House (Previously Occupied - Detached)	\$1,200,000	12 Mar 2025
 22 Nyora Rd Eltham	4	House	\$1,270,000	12 Mar 2025
 36 Parsons Rd Eltham	4	House	\$1,280,000	12 Mar 2025
 60 Ryans Rd Eltham	5	House	\$1,215,000	12 Mar 2025
 39 Warringah Cr Eltham	4	House	\$1,660,000	09 Mar 2025
 8 Nundah Dr Eltham	4	House	\$1,245,000	08 Mar 2025
 467 Reynolds Rd Eltham	5	House	\$1,091,000	08 Mar 2025
 2 Tanya Way Eltham	4	House	\$1,425,000	08 Mar 2025
 31 Luck St Eltham	3	House	\$817,500	28 Feb 2025
 19 Brownes Cr Eltham	2	House	\$930,000	28 Feb 2025
 13 View Hill Cr Eltham	4	House	\$1,250,000	26 Feb 2025
 22 Howgate Ct ELTHAM	5	House	\$1,501,000	25 Feb 2025



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

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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