

JellisCraig

ELTHAM

Suburb Report

Know your neighbourhood.



ELTHAM SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

-0.40% ↓

Median Unit Price*

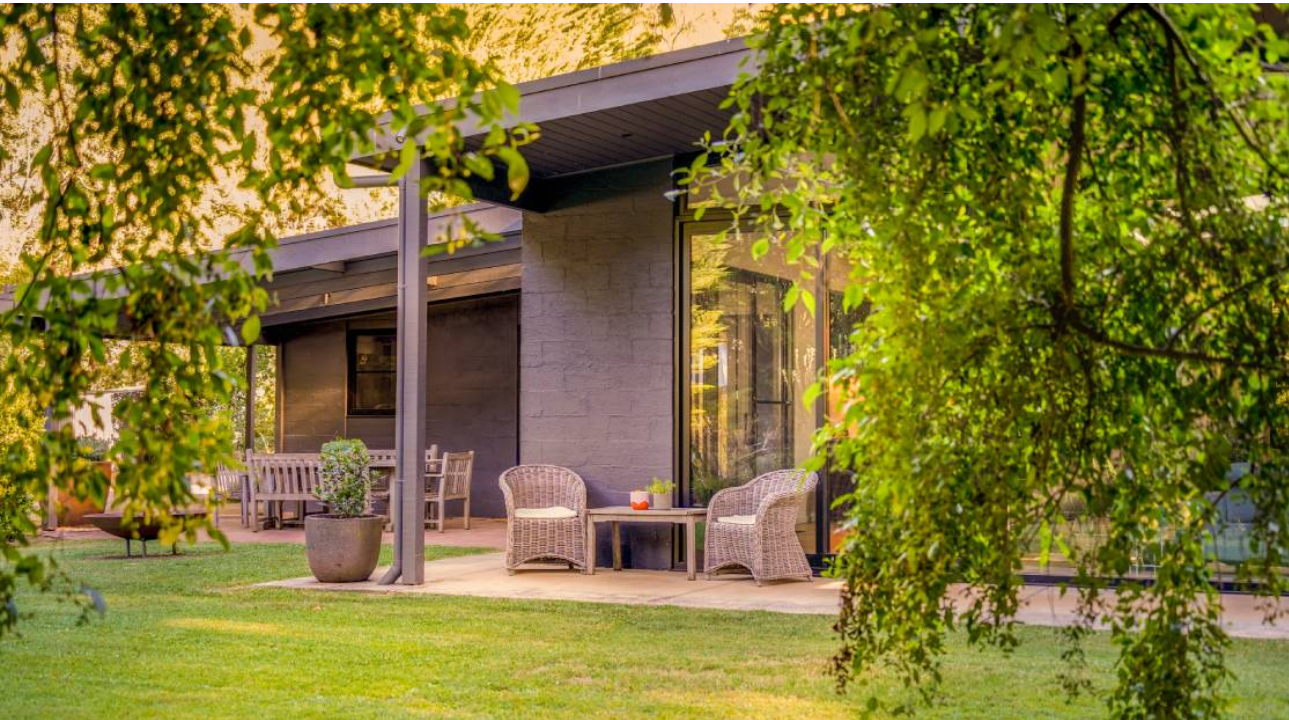
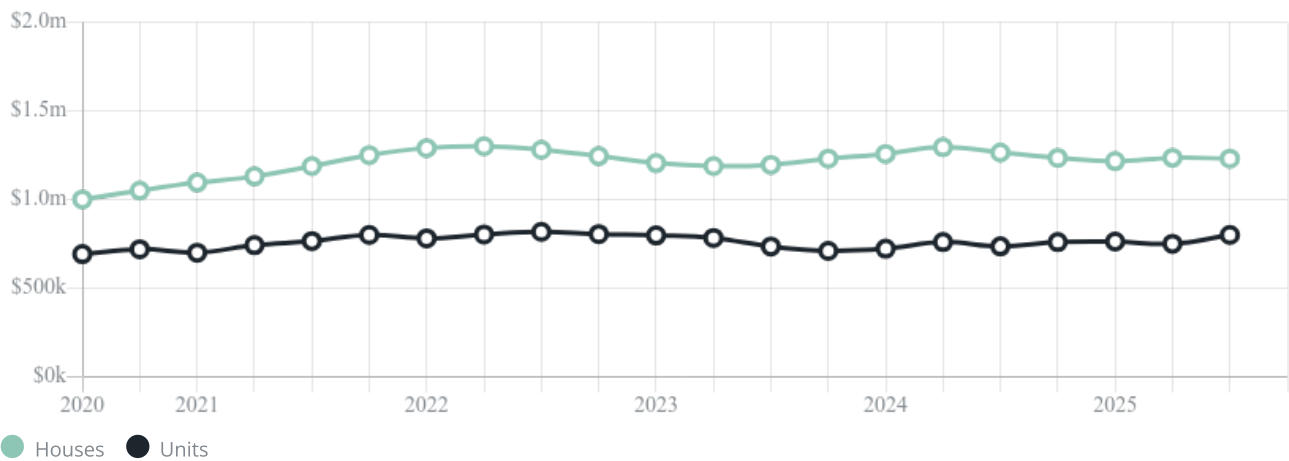
Median

\$800k

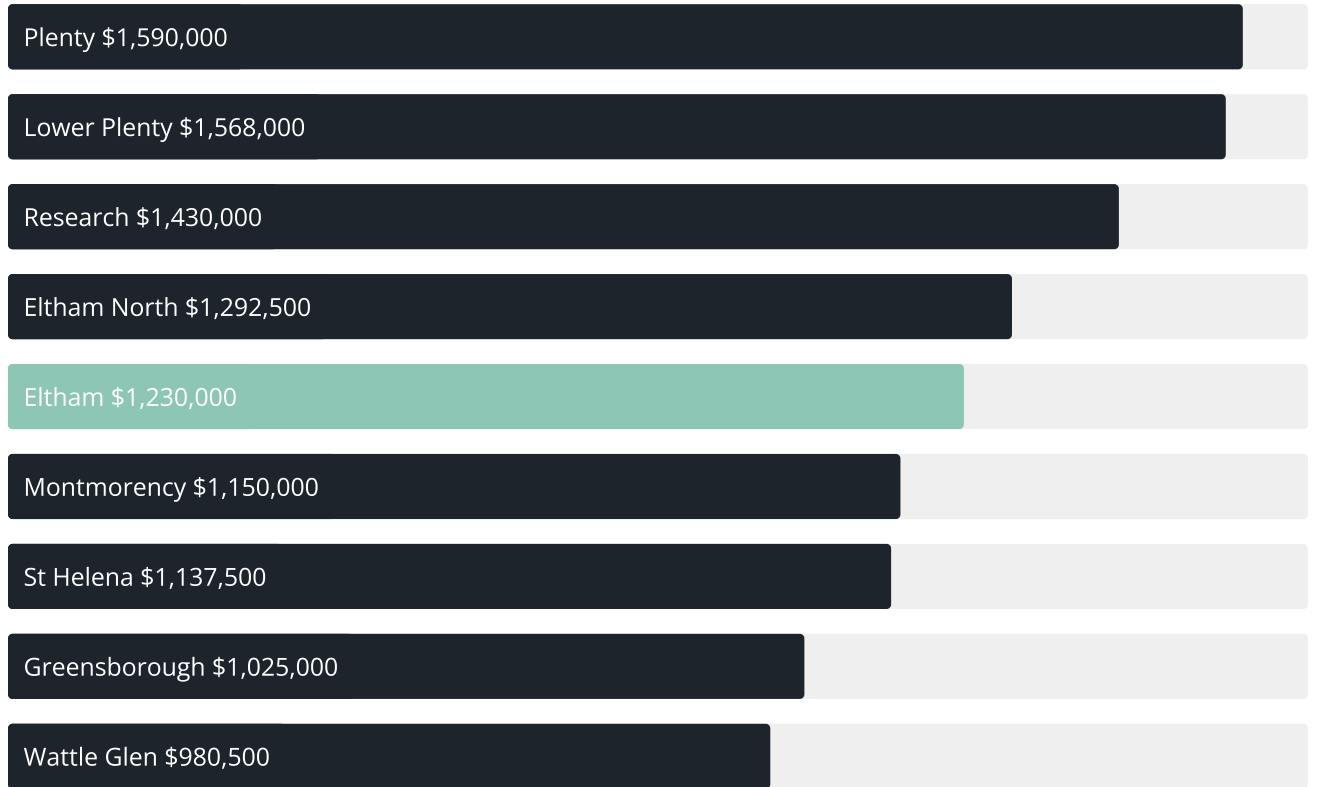
Quarterly Price Change

6.66% ↑

Quarterly Price Change*



ELTHAM SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

ELTHAM SUBURB REPORT

Sale Method*



● Auction 18%

● Private 82%

Auction Clearance Rate*

71.43%

Median Days on Market^

20 days

Average Hold Period*

8.4 years

Dwelling Type^



● Houses 86%

● Units 14%

Ownership^



● Owned Outright 44%

● Mortgaged 46%

● Rented 9%

Population^

18,847

Median Asking Rent per week*

\$680

Population Growth^

2.91%

Rental Yield*

2.89%

Median Age^

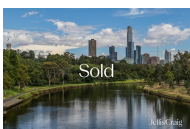
43 years

Median Household Size^

2.8 people

ELTHAM SUBURB REPORT

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
 42 Grove St Eltham	4	House	\$1,405,600	30 Oct 2025
 6 Avarn Ct Eltham	4	House	\$1,475,000	30 Oct 2025
 54 Leane Dr Eltham	5	House	\$1,270,000	27 Oct 2025
 3/78 Franklin St Eltham	2	Unit	\$735,000	23 Oct 2025
 6/31 Dudley St Eltham	2	Townhouse	\$750,000	20 Oct 2025
 1 Avarn Ct ELTHAM	4	House	\$1,446,000	18 Oct 2025
 6/85 Park Rd Eltham	2	Unit	\$722,500	15 Oct 2025
 32 Moola Pl ELTHAM	4	House	\$1,910,000	15 Oct 2025
 8 Kimberley Cl Eltham	3	House	\$1,250,000	13 Oct 2025
 11 Mulberry Ct Eltham	4	House	\$1,745,000	11 Oct 2025

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Andrews St Eltham	3	House	\$1,300,000	07 Oct 2025
 99 Kalbar Rd Eltham	5	House	\$1,660,000	04 Oct 2025
 1/39 Beard St Eltham	3	House	\$870,000	03 Oct 2025
 70 Ryans Rd Eltham	3	House	\$1,480,000	02 Oct 2025
 9 Griffin Ct Eltham	4	House	\$1,330,000	30 Sep 2025
 71 Eucalyptus Rd Eltham	4	House	\$1,210,000	29 Sep 2025
 10 Long Valley Way Eltham	4	House	\$1,230,000	25 Sep 2025
 15 Cromwell St Eltham	3	House	\$1,090,000	24 Sep 2025
 4/93 Arthur St Eltham	3	House	\$1,444,000	23 Sep 2025
 2/1 Andrews St Eltham	3	Flat/Unit/Apartment	\$865,000	22 Sep 2025

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Address	Bedrooms	Type	Price	Sold
 2/1-3 Andrews St Eltham	3	Unit	\$865,000	22 Sep 2025
 3/91a Arthur St ELTHAM	4	House	\$1,542,500	20 Sep 2025
 9 Woongarra Ct Eltham	5	House	\$1,930,000	19 Sep 2025
 7/47 York St Eltham	3	Unit	\$800,000	17 Sep 2025
 1/49 Beard St Eltham	3	House	\$957,000	15 Sep 2025
 43 Grove St Eltham	1	House	\$1,028,888	13 Sep 2025
 30 Antoinette Blvd Eltham	4	House	\$1,380,000	11 Sep 2025
 46 Malabar Cr Eltham	3	House	\$1,190,000	09 Sep 2025
 23-25 Rockliffe St Eltham	3	House	\$1,259,000	04 Sep 2025
 23 Rockliffe St Eltham	3	House (Previously Occupied - Detached)	\$1,259,000	04 Sep 2025



Eltham Office
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jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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