

JellisCraig

ELTHAM

Suburb Report

Know your neighbourhood.



ELTHAM SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

1.15% ↑

Median Unit Price*

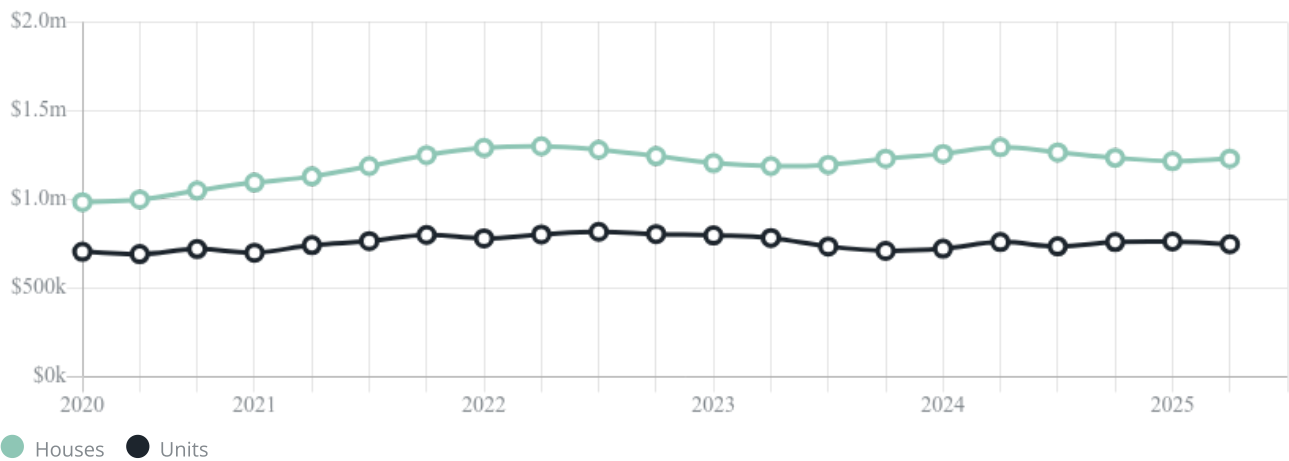
Median

\$748k

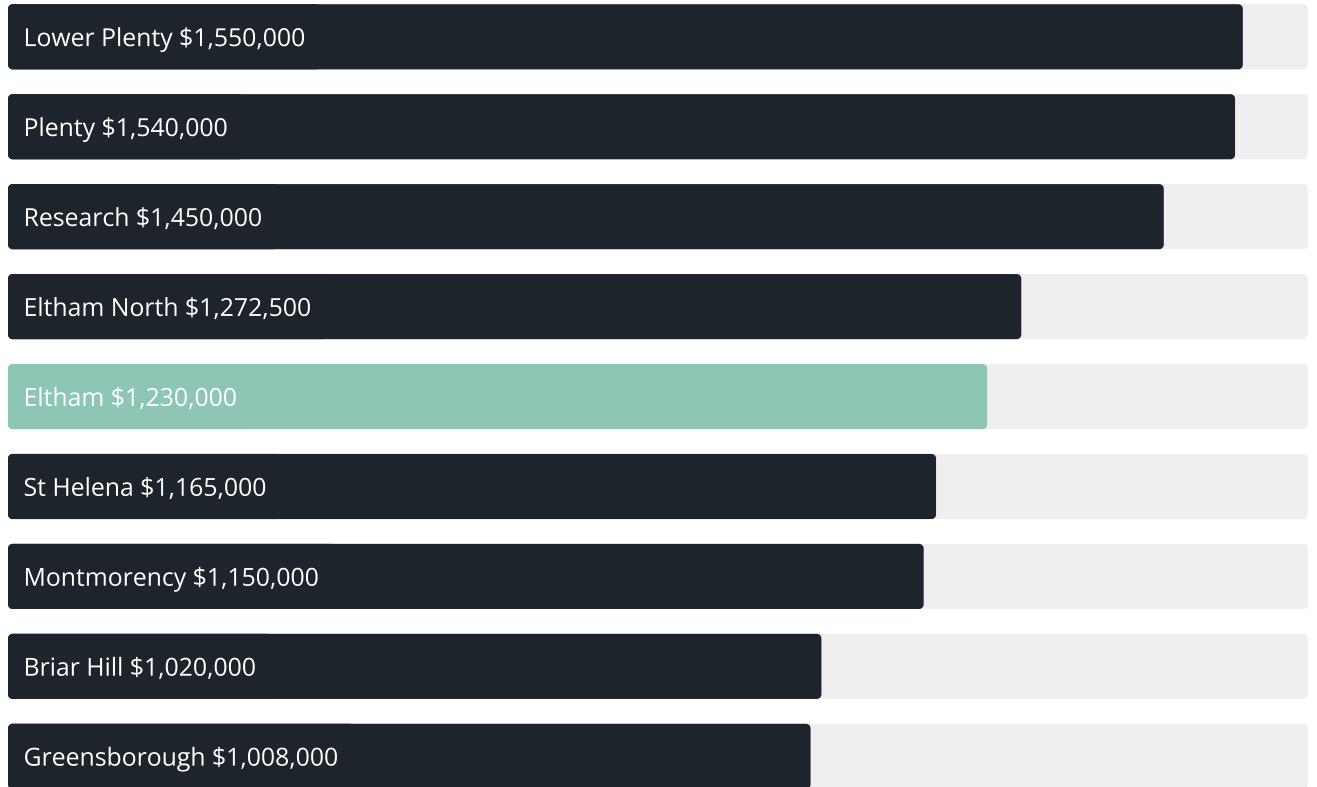
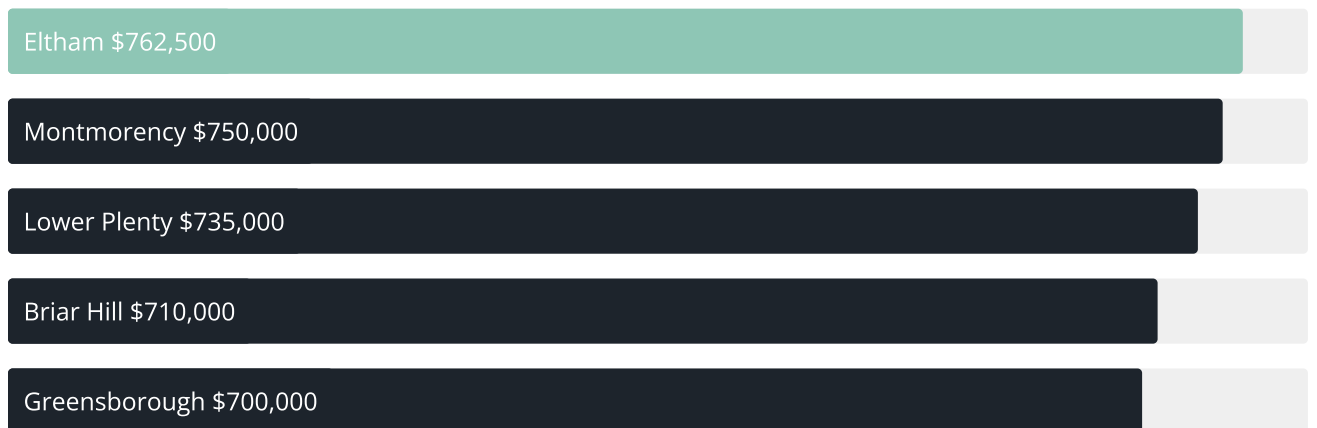
Quarterly Price Change

-1.96% ↓

Quarterly Price Change*



ELTHAM SUBURB REPORT

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

ELTHAM SUBURB REPORT

Sale Method*



● Auction 20%

● Private 80%

Auction Clearance Rate*

91.67%

Median Days on Market^

29 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*

\$670

Population Growth^

2.91%

Rental Yield*

2.89%

Median Age^











43 years

Median Household Size^







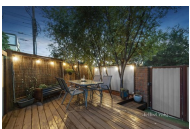

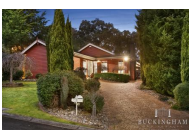

2.8 people

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
 13 Fairdale Ct Eltham	4	House	\$1,327,000	28 Aug 2025
 52 Luck St Eltham	3	House	\$1,040,000	26 Aug 2025
 75 Valonia Dr Eltham	4	House	\$1,230,000	23 Aug 2025
 2/155 Bible St Eltham	3	House	\$1,040,000	23 Aug 2025
 3/77 Dalton St Eltham	3	Unit	\$955,000	14 Aug 2025
 7 Falkiner St Eltham	4	House	\$1,415,000	12 Aug 2025
 1/45 Frank St Eltham	3	Unit	\$826,000	12 Aug 2025
 19/167 Pitt St Eltham	4	House	\$975,000	11 Aug 2025
 1/6 Shalbury Av Eltham	3	House	\$1,060,000	09 Aug 2025
 2/11 Walsh St Eltham	3	House	\$980,000	04 Aug 2025

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 135 Bolton St Eltham	2	House	\$925,000	03 Aug 2025
 10 Helene St Eltham	5	House	\$865,000	02 Aug 2025
 86 Park Rd Eltham	5	House	\$1,160,000	31 Jul 2025
 8 Tadema Cr Eltham	4	House	\$1,532,500	31 Jul 2025
 4 Ancona Ct Eltham	3	House	\$965,000	31 Jul 2025
 135 Dalton St Eltham	4	House	\$1,770,000	26 Jul 2025
 1/5-7 Luck St Eltham	2	Unit	\$657,500	26 Jul 2025
 7 Kerrie Cr Eltham	5	House	\$2,360,000	24 Jul 2025
 17 Onkara Ct Eltham	4	House	\$1,250,000	23 Jul 2025
 11 Drysdale Av Eltham	4	House	\$1,150,000	23 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 1 Jinkana Gr Eltham	4	House	\$1,200,000	10 Jul 2025
 2/1298 Main Rd Eltham	2	Unit	\$680,000	10 Jul 2025
 1/1364 Main Rd Eltham	3	House	\$875,000	08 Jul 2025
 2/59 Batman Rd Eltham	3	Unit	\$905,000	08 Jul 2025
 2/5 Flint St Eltham	3	House	\$900,000	05 Jul 2025
 35 Falkiner St Eltham	4	House	\$1,501,000	01 Jul 2025
 8 Hawkhurst Ct Eltham	4	House	\$1,350,000	30 Jun 2025
 13 Delmuir Cl Eltham	5	House	\$1,470,000	30 Jun 2025
 25 Diosma Rd Eltham	4	House	\$1,845,000	28 Jun 2025
 2 Wild Cherry Dr Eltham	6	House	\$2,000,000	27 Jun 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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