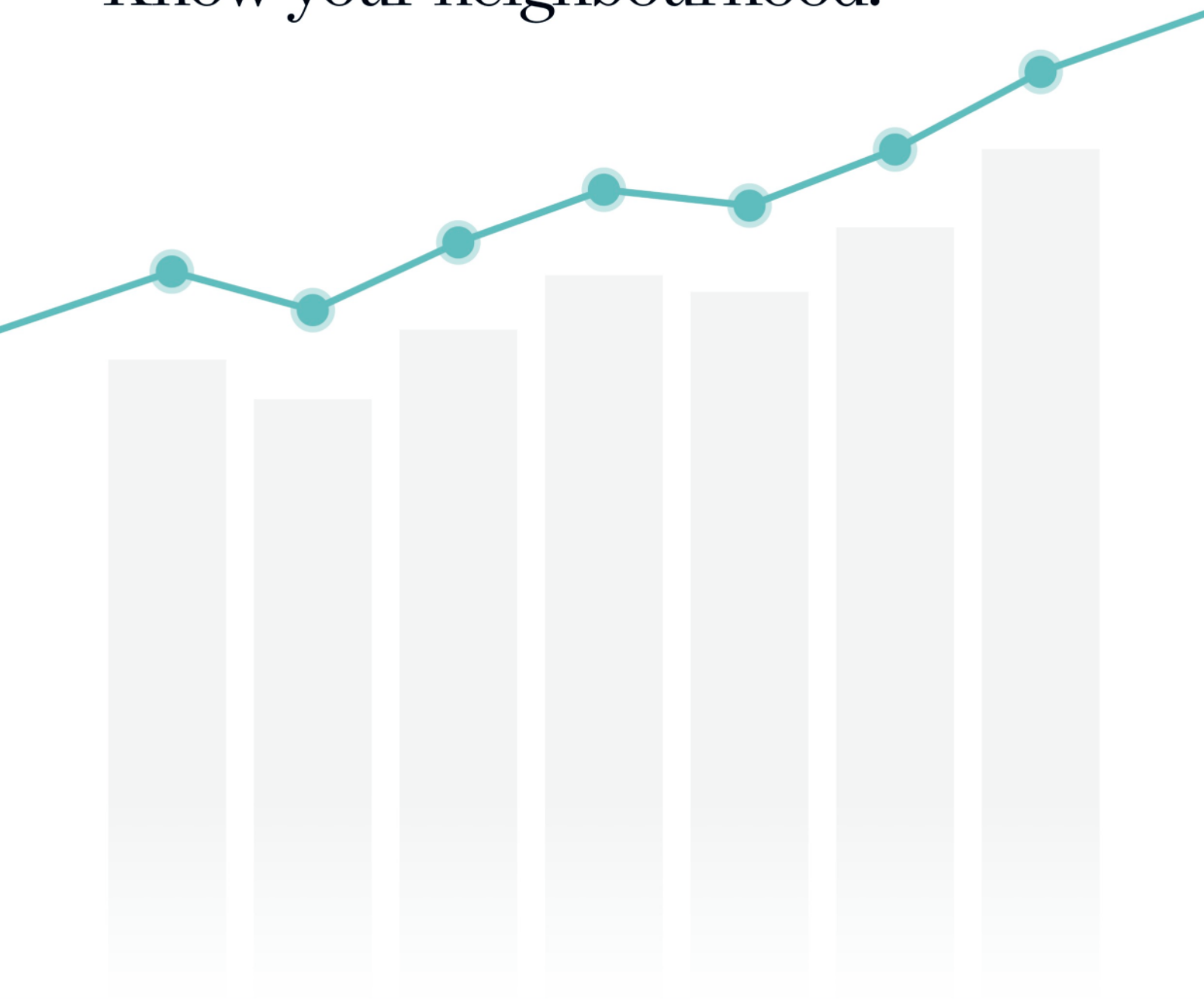


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.35m

Quarterly Price Change

2.40% ↑

Median Unit Price*

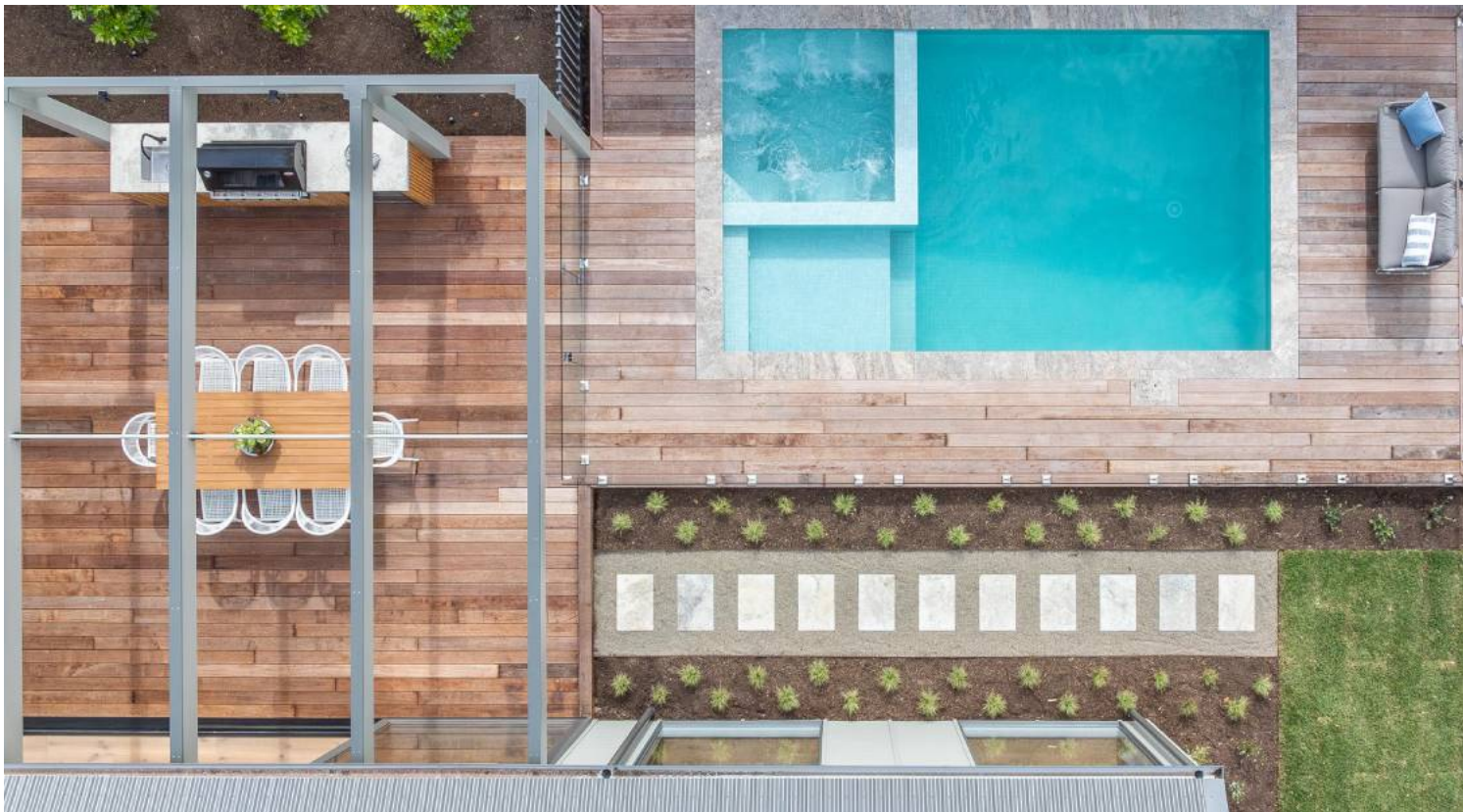
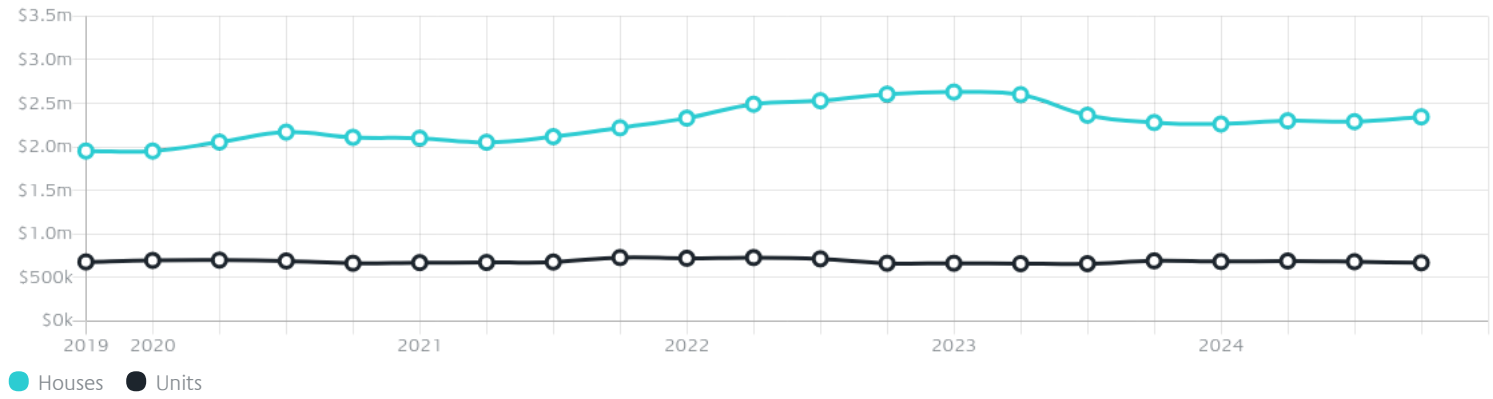
Median

\$670k

Quarterly Price Change

-1.83% ↓

Quarterly Price Change*

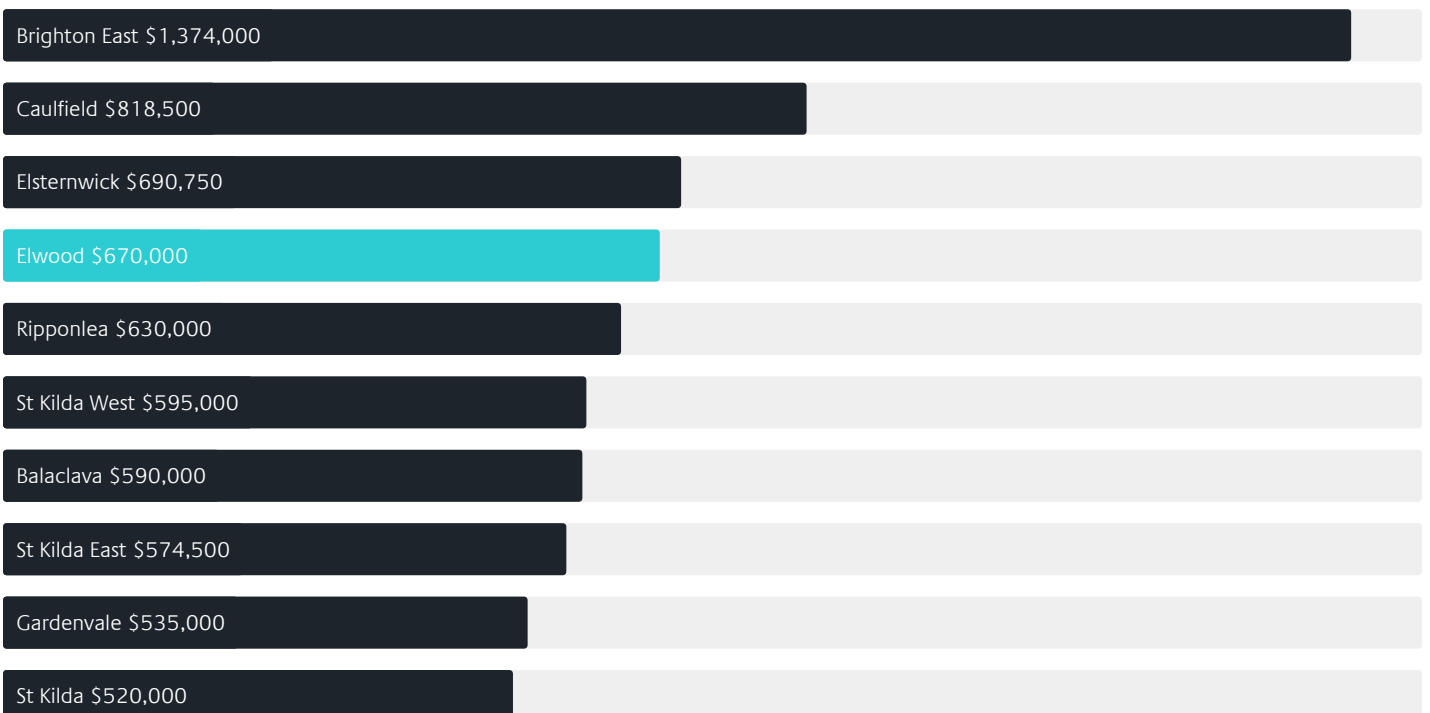


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 35%
● Private 65%

Auction Clearance Rate*

77.42%

Median Days on Market^

28 days

Average Hold Period*

7.6 years

Insights

Dwelling Type^



● Houses 14% ● Units 86%

Ownership^



● Owned Outright 23% ● Mortgaged 28% ● Rented 49%

Population^

15,153

Median Asking Rent per week*

\$993

Population Growth^

-2.51%

Rental Yield*

2.17%

Median Age^













38 years

Median Household Size^













1.9 people

Sold Properties~









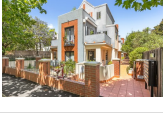


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3/53a Tennyson St Elwood	1	Apartment	\$330,000	31 Mar 2025
 7/131 Brighton Rd Elwood	2	Apartment	\$666,000	27 Mar 2025
 4 Lytton St Elwood	2	House	\$1,305,000	27 Mar 2025
 3/119 Tennyson St Elwood	1	Apartment	\$495,000	26 Mar 2025
 4/29-31 Scott St Elwood	3	Townhouse	\$945,000	25 Mar 2025
 7/10 Dickens St Elwood	2	Apartment	\$616,000	22 Mar 2025
 8/45 Ormond Esp Elwood	2	Apartment	\$745,000	18 Mar 2025
 4/21a Dickens St Elwood	2	Apartment	\$942,000	15 Mar 2025
 7/33 Pine Av Elwood	2	Apartment	\$660,000	05 Mar 2025
 6/1 Ruskin St ELWOOD	3	Apartment	\$1,000,000	01 Mar 2025
 17/86 Ruskin St ELWOOD	1	Apartment	\$375,500	28 Feb 2025
 4/3 Alfriston St Elwood	2	Strata Unit/Flat	\$705,000	28 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/8 Beach Av Elwood	2	Apartment	\$965,000	26 Feb 2025
 2/40 Rothesay Av Elwood	2	Apartment	\$585,000	25 Feb 2025
 G04/35 Ormond Rd Elwood	1	Apartment	\$580,000	25 Feb 2025
 2/2 Selwyn Av Elwood	2	Unit	\$740,000	22 Feb 2025
 5/40 Scott St Elwood	2	Apartment	\$682,000	21 Feb 2025
 6/51 Ruskin St Elwood	2	Apartment	\$512,000	20 Feb 2025
 5 Pine Av Elwood	3	House	\$1,672,500	18 Feb 2025
 7/61 Ormond Rd Elwood	2	Apartment	\$603,000	15 Feb 2025
 14/8 Robert St Elwood	1	Apartment	\$310,000	13 Feb 2025
 106/51 Ormond Esp Elwood	1	Apartment	\$625,000	13 Feb 2025
 28 Burns St Elwood	4	House	\$2,725,000	13 Feb 2025
 7/66 Foam St ELWOOD	1	Apartment	\$305,000	11 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/8 John St Elwood	2	Subdivided Flat - Single OYO Flat	\$510,000	11 Feb 2025
 3/20 Pine Av Elwood	2	House	\$575,000	11 Feb 2025
 6/21 Tiuna Gr Elwood	2	Apartment	\$636,000	05 Feb 2025
 8/59 Ormond Rd Elwood	2	Apartment	\$658,000	05 Feb 2025
 3/7a Coleridge St Elwood	2	Apartment	\$545,000	03 Feb 2025
 6/125 Tennyson St Elwood	1	Apartment	\$375,000	03 Feb 2025
 14/56 Tennyson St Elwood	2	Apartment	\$675,000	01 Feb 2025
 1/34 Pine Av Elwood	1	Apartment	\$610,000	01 Feb 2025
 6/5 Dickens St Elwood	1	Apartment	\$460,000	31 Jan 2025
 11/24 Scott St Elwood	1	Apartment	\$375,000	31 Jan 2025
 13/57 Southey St Elwood	1	Apartment	\$299,000	30 Jan 2025
 106/356 Barkly St Elwood	1	Apartment	\$560,000	30 Jan 2025

Jellis Craig

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03 8644 5500

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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