

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.35m

Quarterly Price Change

2.40% ↑

Median Unit Price*

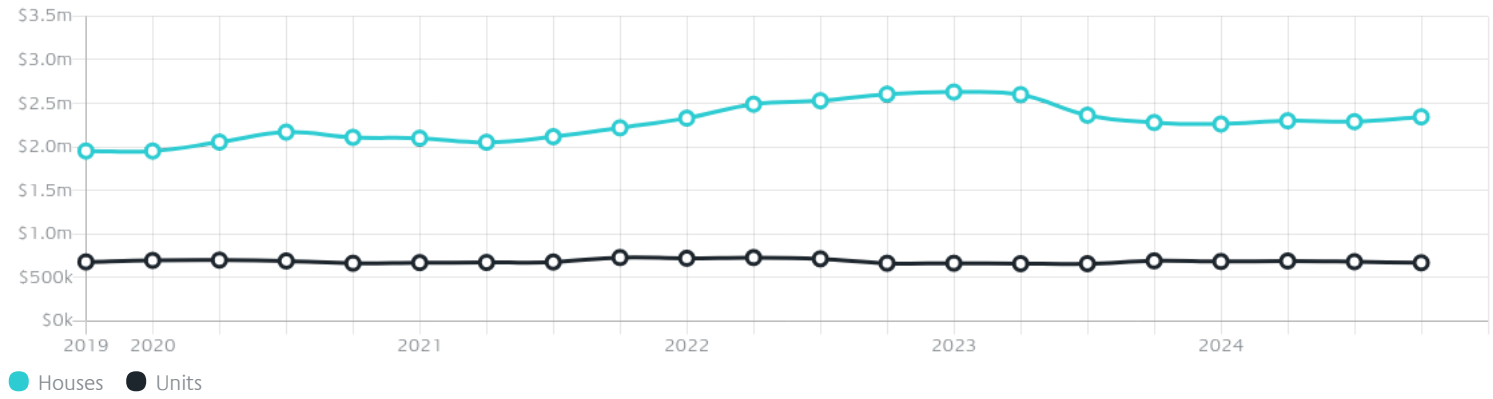
Median

\$670k

Quarterly Price Change

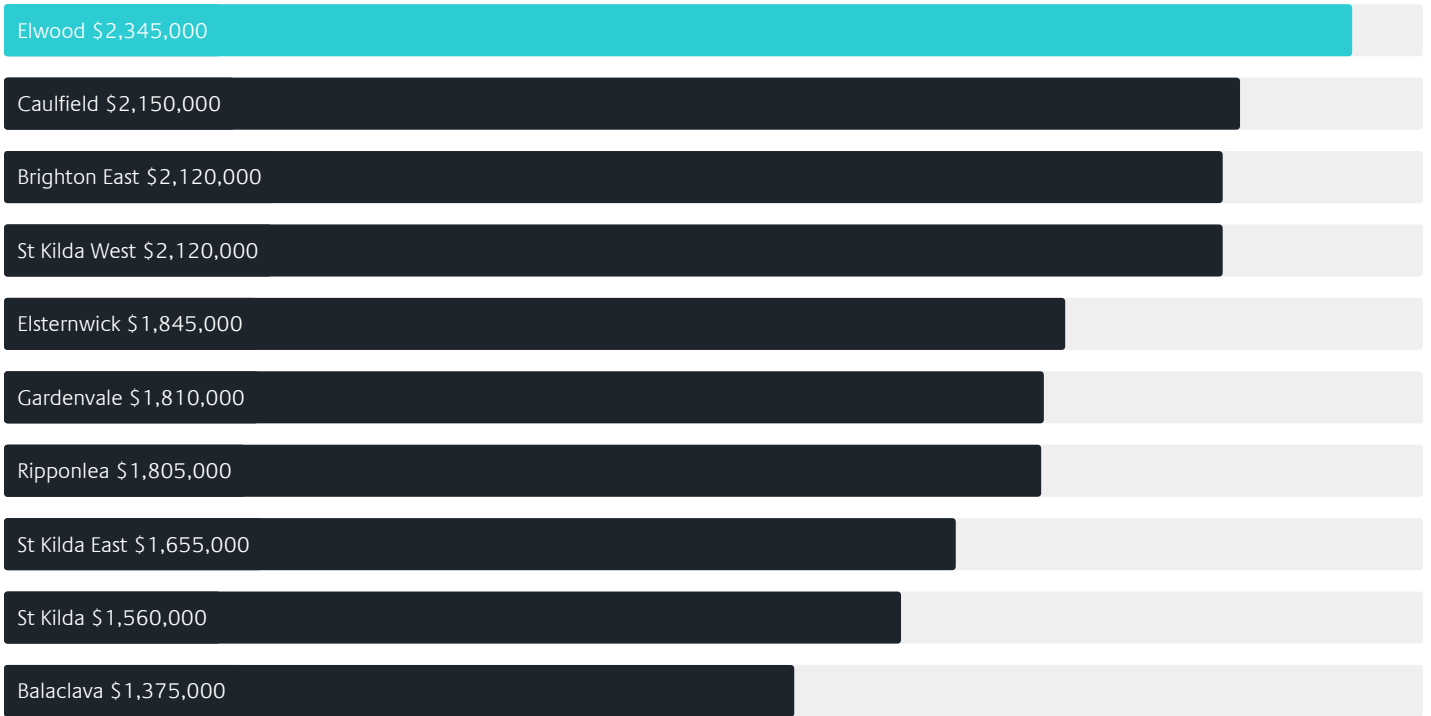
-1.83% ↓

Quarterly Price Change*

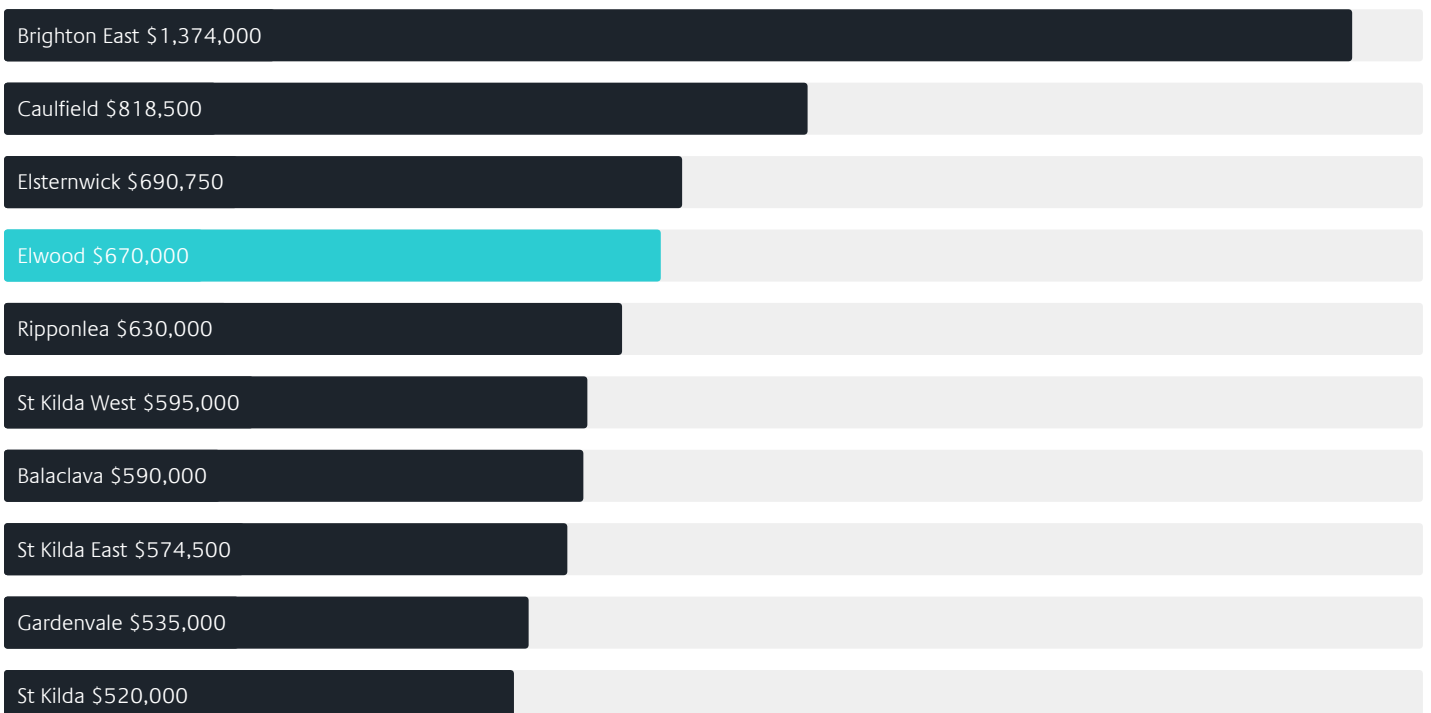


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 31%
● Private 69%

Auction Clearance Rate^{*}

68.97%

Median Days on Market[^]

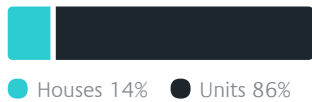
32 days

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[^]











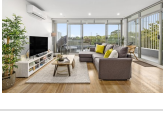

1.9 people

Sold Properties~










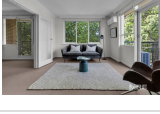


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13/57 Southey St Elwood	1	Apartment	\$299,000	30 Jan 2025
 8/42 Ruskin St Elwood	2	Townhouse	\$1,080,000	28 Jan 2025
 3/27 Moore St Elwood	2	Apartment	\$470,000	21 Jan 2025
 13/9 Milton St Elwood	2	Apartment	\$1,300,000	20 Jan 2025
 302/35 Ormond Rd Elwood	2	Apartment	\$1,195,000	14 Jan 2025
 4/7 Dickens St Elwood	2	Strata Flat - Single OYO Flat	\$650,000	07 Jan 2025
 249 Brighton Rd Elwood	4	House	\$2,245,000	23 Dec 2024
 6/19 Avoca Av ELWOOD	2	Apartment	\$607,000	19 Dec 2024
 204/35 Ormond Rd Elwood	1	Subdivided Flat - Single OYO Flat	\$510,000	17 Dec 2024
 7/91 Ormond Rd Elwood	1	Apartment	\$340,000	16 Dec 2024
 1/493 St Kilda St Elwood	2	Apartment	\$635,000	15 Dec 2024
 12/37 Tennyson St Elwood	2	Apartment	\$550,000	14 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/1 Scott St Elwood	2	Apartment	\$658,000	14 Dec 2024
 7a Kingsley St Elwood	2	Townhouse	\$980,000	14 Dec 2024
 25/9 Southey St ELWOOD	1	Apartment	\$337,000	13 Dec 2024
 1/210 Tennyson St Elwood	2	Apartment	\$1,010,000	11 Dec 2024
 5/15 Kendall St Elwood	2	Apartment	\$690,000	10 Dec 2024
 6/27 Ormond Rd Elwood	3	Apartment	\$940,000	10 Dec 2024
 301/2 Kingsley St Elwood	2	Apartment	\$870,000	09 Dec 2024
 1/17 Dickens St Elwood	2	Apartment	\$635,100	07 Dec 2024
 12/35 Dickens St Elwood	3	Apartment	\$707,000	06 Dec 2024
 5/23 Foam St Elwood	2	Apartment	\$530,000	05 Dec 2024
 109/356 Barkly St Elwood	2	Apartment	\$950,000	04 Dec 2024
 3/8 Glen Huntly Rd ELWOOD	1	Apartment	\$540,000	04 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7 / 282 Barkly St ELWOOD	1	Apartment	\$342,500	03 Dec 2024
 11 / 195 Brighton Rd Elwood	2	Apartment	\$540,000	02 Dec 2024
 4 Lawson St Elwood	3	House	\$1,720,000	01 Dec 2024
 9 Broadway Elwood	5	House	\$4,475,000	01 Dec 2024
 2 / 20 Pine Av Elwood	2	Strata Flat - Single OYO Flat	\$595,000	29 Nov 2024
 3 / 55 Ormond Esp Elwood	2	Apartment	\$770,000	29 Nov 2024
 G09 / 35 Ormond Rd Elwood	1	Apartment	\$545,000	28 Nov 2024
 1 / 44 Wave St Elwood	2	Unit	\$685,000	27 Nov 2024
 72 Byron St Elwood	3	House	\$1,300,000	26 Nov 2024
 5 / 435 St Kilda St Elwood	2	Apartment	\$650,000	25 Nov 2024
 1 / 503 St Kilda St Elwood	2	Apartment	\$580,000	25 Nov 2024
 3 / 59 Ormond Rd Elwood	2	Apartment	\$650,000	24 Nov 2024

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Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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