

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.35m**

Quarterly Price Change

**0.00% ↓**

## Median Unit Price\*

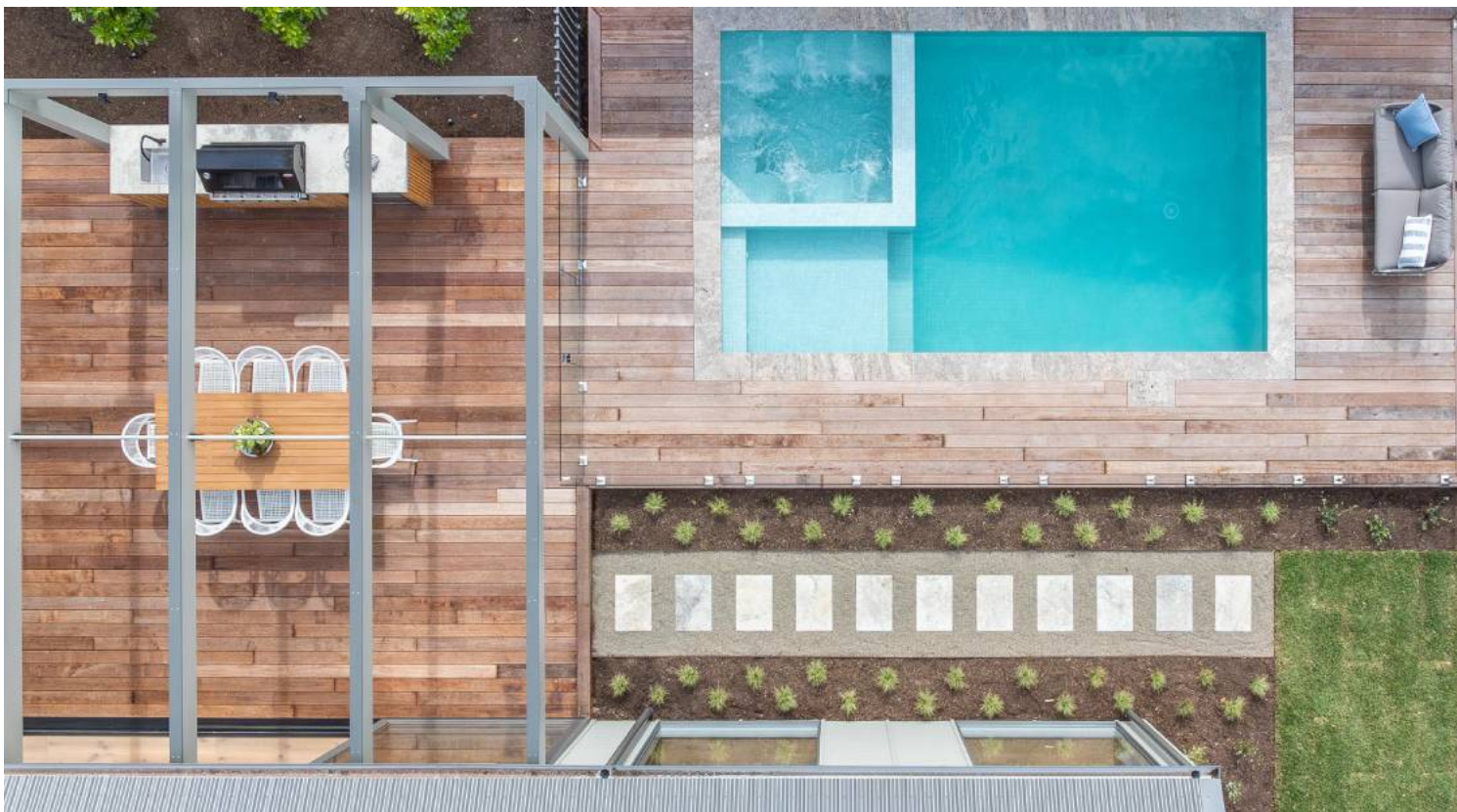
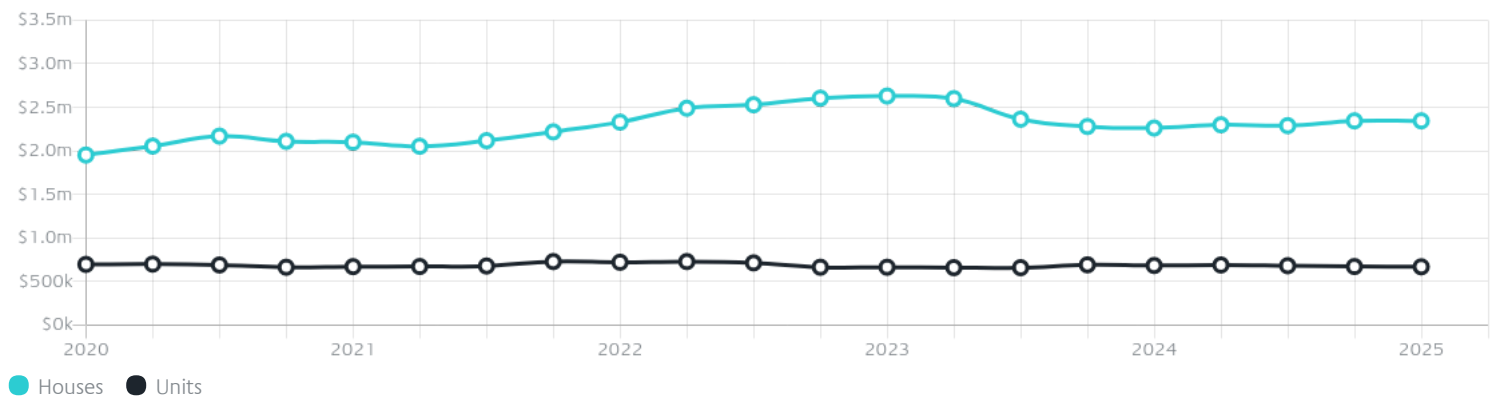
Median

**\$670k**

Quarterly Price Change

**-0.44% ↓**

## Quarterly Price Change\*

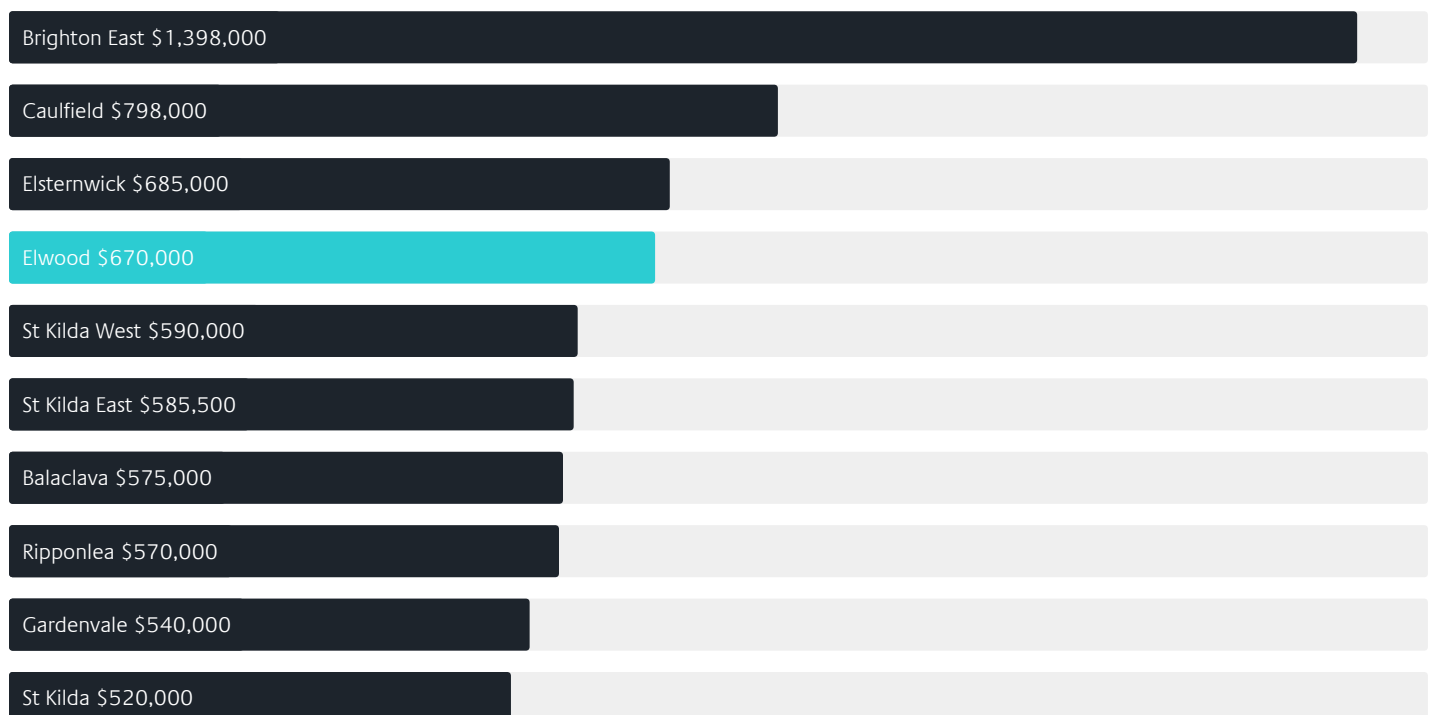


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 35%  
● Private 65%

Auction Clearance Rate\*

78%

Median Days on Market^

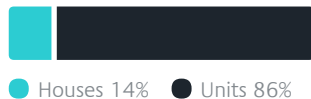
30 days

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\*

\$1,000

Population Growth^

-2.51%

Rental Yield\*

2.17%

Median Age^







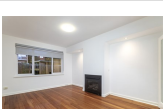
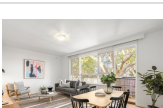
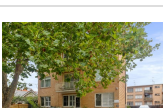

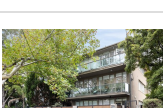

38 years

Median Household Size^










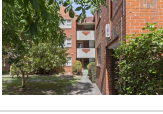


1.9 people

# 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](https://jellisraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 1 / 24 Dickens St Elwood	2	Apartment	\$868,000	31 May 2025
 2 / 3 Goldsmith St Elwood	1	Apartment	\$512,500	31 May 2025
 9 / 19 Milton St Elwood	2	Apartment	\$737,500	30 May 2025
 204 / 50 Southey St Elwood	2	Apartment	\$727,000	30 May 2025
 4 / 44 Wave St Elwood	2	Apartment	\$646,000	27 May 2025
 208 / 122 Ormond Rd Elwood	1	Apartment	\$415,000	26 May 2025
 3 / 13a Hartpurv Av Elwood	2	Apartment	\$612,500	23 May 2025
 2 / 16-18 Vautier St Elwood	2	Unit	\$680,000	22 May 2025
 6 / 53a Tennyson St Elwood	1	Apartment	\$385,000	21 May 2025
 13 / 25 Foam St Elwood	1	Apartment	\$315,000	21 May 2025
 5 / 209 Brighton Rd Elwood	1	Apartment	\$420,000	15 May 2025
 1 / 25 Kingsley St Elwood	3	Apartment	\$810,000	13 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11 / 125 Tennyson St Elwood	2	Apartment	\$400,000	13 May 2025
 4 / 18 Burns St ELWOOD	1	Apartment	\$563,000	10 May 2025
 205 / 95 Ormond Rd Elwood	1	Apartment	\$466,000	09 May 2025
 106 / 60-62 Broadway Elwood	2	Apartment	\$640,000	08 May 2025
 8 / 5 Milton St Elwood	2	Apartment	\$580,000	08 May 2025
 27 Milton St Elwood	3	House	\$2,150,000	07 May 2025
 G05 / 29-31 Ormond Rd Elwood	2	Apartment	\$930,000	01 May 2025
 10 / 197 Brighton Rd ELWOOD	1	Apartment	\$446,000	30 Apr 2025
 7 / 7 Alfriston St Elwood	2	Apartment	\$652,000	30 Apr 2025
 22 / 17a Milton St Elwood	1	Apartment	\$570,000	29 Apr 2025
 6 / 24 Pine Av Elwood	2	Apartment	\$690,000	25 Apr 2025
 2 / 52 Scott St Elwood	2	Apartment	\$560,000	24 Apr 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5/102 Broadway Elwood	1	Apartment	\$570,000	24 Apr 2025
 6/47 Spray St Elwood	2	Apartment	\$585,500	24 Apr 2025
 5/151 Glen Huntly Rd Elwood	1	Apartment	\$310,000	23 Apr 2025
 2/209 Brighton Rd Elwood	2	Apartment	\$620,000	23 Apr 2025
 4/102 Milton St Elwood	2	Strata Flat - Single OYO Flat	\$745,000	22 Apr 2025
 1/56 Byron St Elwood	2	Apartment	\$551,000	17 Apr 2025
 1/4 John St Elwood	3	Apartment	\$799,950	15 Apr 2025
 5/50 Ormond Rd Elwood	2	Apartment	\$672,000	14 Apr 2025
 2/445 St Kilda St Elwood	2	Unit	\$571,500	12 Apr 2025
 28/125 Ormond Rd Elwood	2	Apartment	\$810,000	11 Apr 2025
 7/146 Glen Huntly Rd Elwood	3	Townhouse	\$1,617,500	09 Apr 2025
 2/4 Poets Gr Elwood	1	Apartment	\$430,000	09 Apr 2025



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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