

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.35m

Quarterly Price Change

2.40% ↑

Median Unit Price*

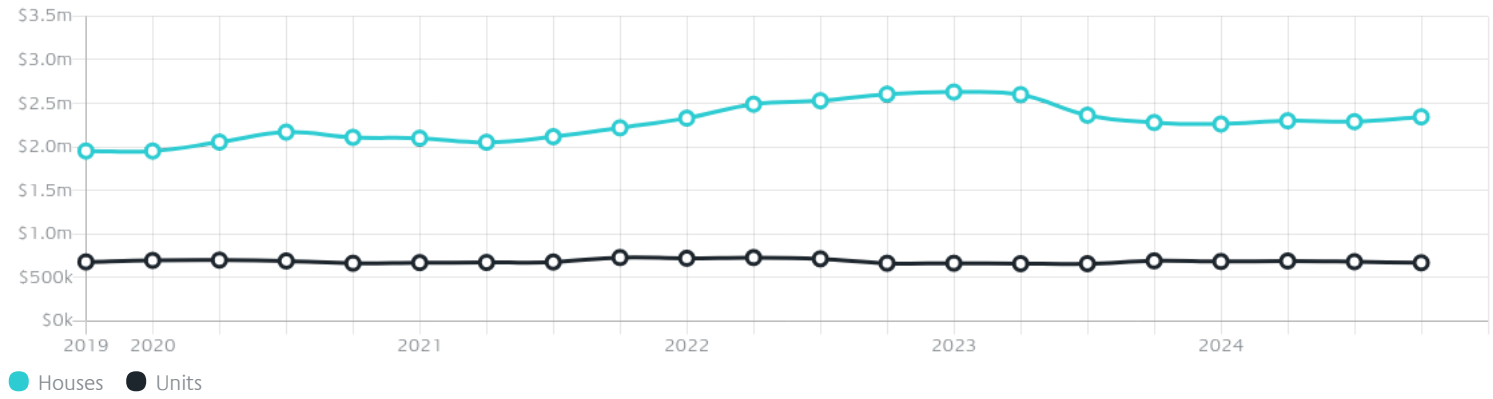
Median

\$670k

Quarterly Price Change

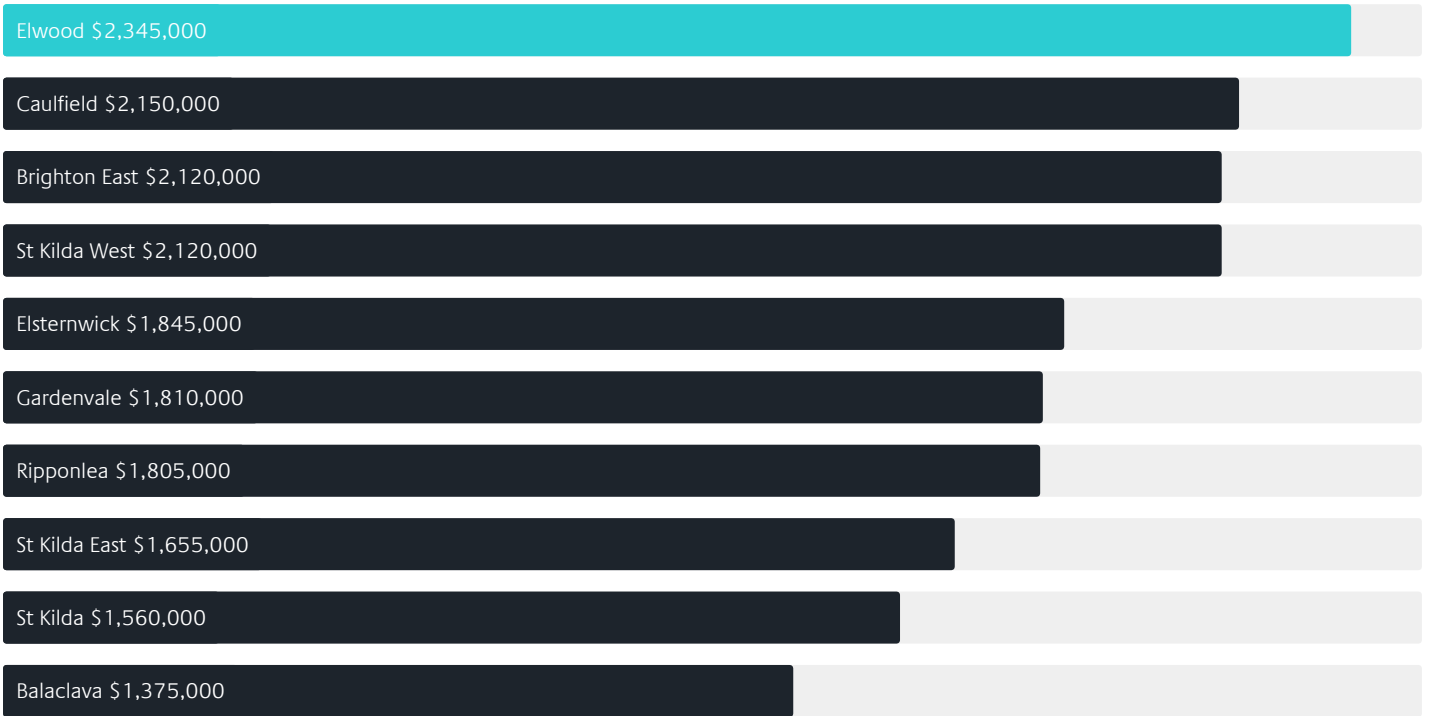
-1.83% ↓

Quarterly Price Change*

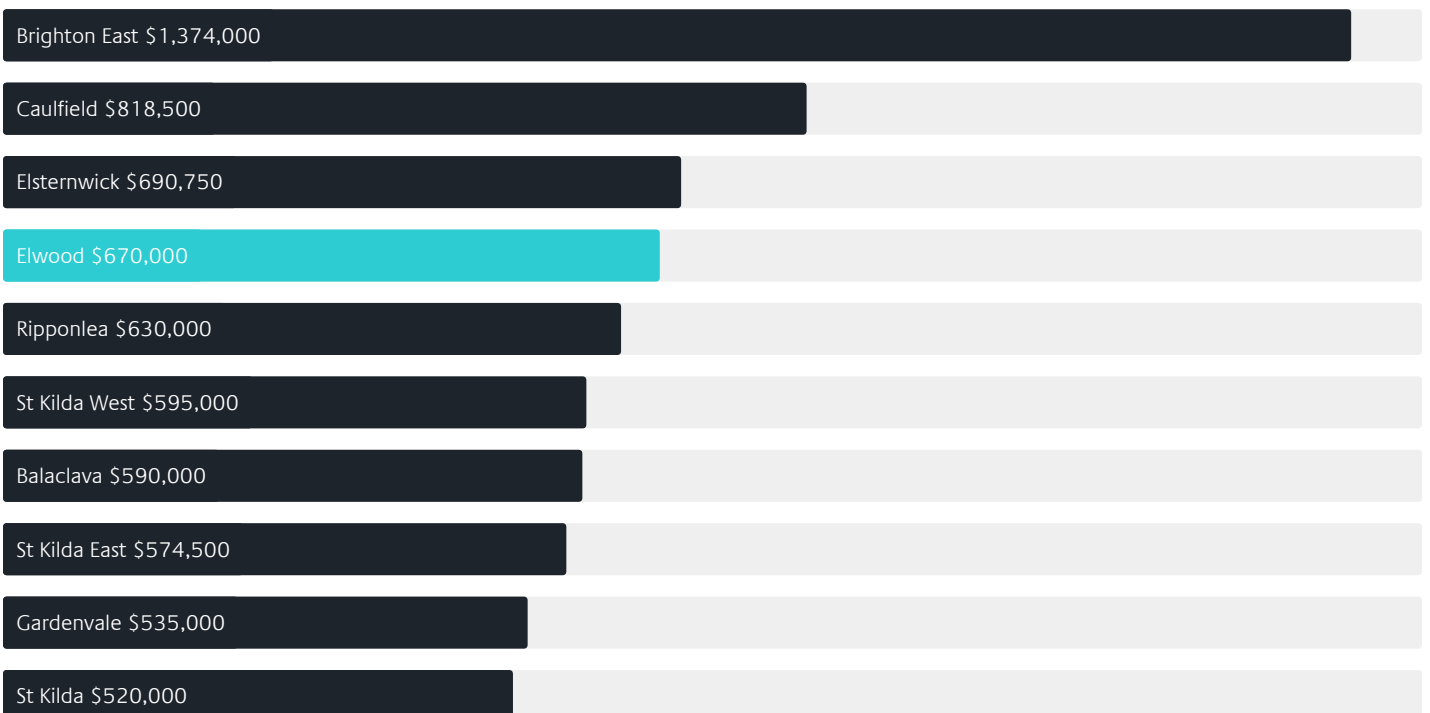


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 24%
● Private 76%

Auction Clearance Rate^{*}

80.77%

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[^]








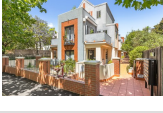
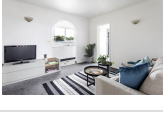
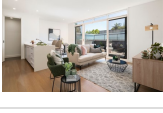
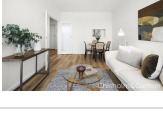

38 years

Median Household Size[^]













1.9 people

Sold Properties~










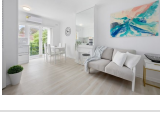


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 G04/35 Ormond Rd Elwood	1	Apartment	\$580,000	25 Feb 2025
 2/2 Selwyn Av Elwood	2	Unit	\$740,000	22 Feb 2025
 7/61 Ormond Rd Elwood	2	Apartment	\$603,000	15 Feb 2025
 8/59 Ormond Rd Elwood	2	Apartment	\$658,000	05 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
 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
 7/22 Selwyn Av Elwood	2	Apartment	\$637,500	23 Jan 2025
 3/27 Moore St Elwood	2	Apartment	\$470,000	21 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13/9 Milton St Elwood	2	Apartment	\$1,300,000	20 Jan 2025
 1/94 Glen Huntly Rd ELWOOD	2	Apartment	\$570,000	18 Jan 2025
 302/35 Ormond Rd Elwood	2	Apartment	\$1,195,000	14 Jan 2025
 7/28 Docker St Elwood	2	Apartment	\$660,000	10 Jan 2025
 4/7 Dickens St Elwood	2	Strata Flat - Single OYO Flat	\$650,000	07 Jan 2025
 7/6 Byron St Elwood	1	Strata Flat - Single OYO Flat	\$380,000	06 Jan 2025
 4/22 Wave St Elwood	2	Apartment	\$690,000	31 Dec 2024
 9/157 Brighton Rd Elwood	2	Apartment	\$587,500	24 Dec 2024
 249 Brighton Rd Elwood	4	House	\$2,245,000	23 Dec 2024
 4/23 Foam St Elwood	2	Apartment	\$577,500	21 Dec 2024
 4/45 Ormond Esp Elwood	2	Apartment	\$680,000	21 Dec 2024
 12/4 Ruskin St Elwood	1	Apartment	\$365,000	20 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8/41 Scott St Elwood	2	Apartment	\$510,000	19 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
 12/24 Kingsley St Elwood	2	Villa	\$910,000	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
 7a Kingsley St Elwood	2	Townhouse	\$980,000	14 Dec 2024
 12/37 Tennyson St Elwood	2	Apartment	\$550,000	14 Dec 2024
 5/1 Scott St Elwood	2	Apartment	\$658,000	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
 64 Addison St Elwood	3	House	\$2,136,000	11 Dec 2024

Jellis Craig

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Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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