

JellisCraig

ELWOOD

Suburb Report

Know your neighbourhood.



ELWOOD SUBURB REPORT

Median House Price*

Median

\$2.31m

Quarterly Price Change

0.87% ↑

Median Unit Price*

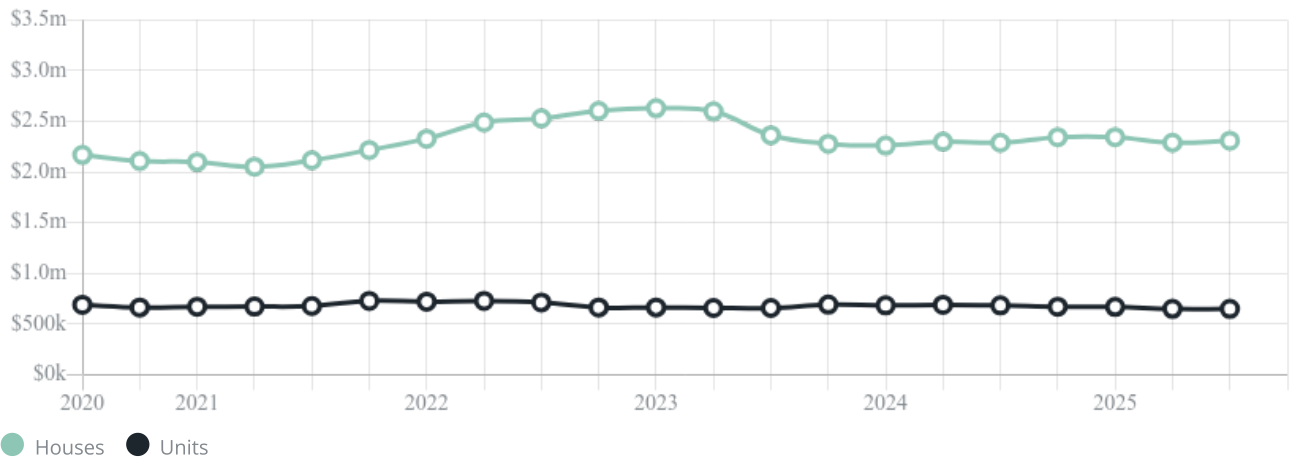
Median

\$650k

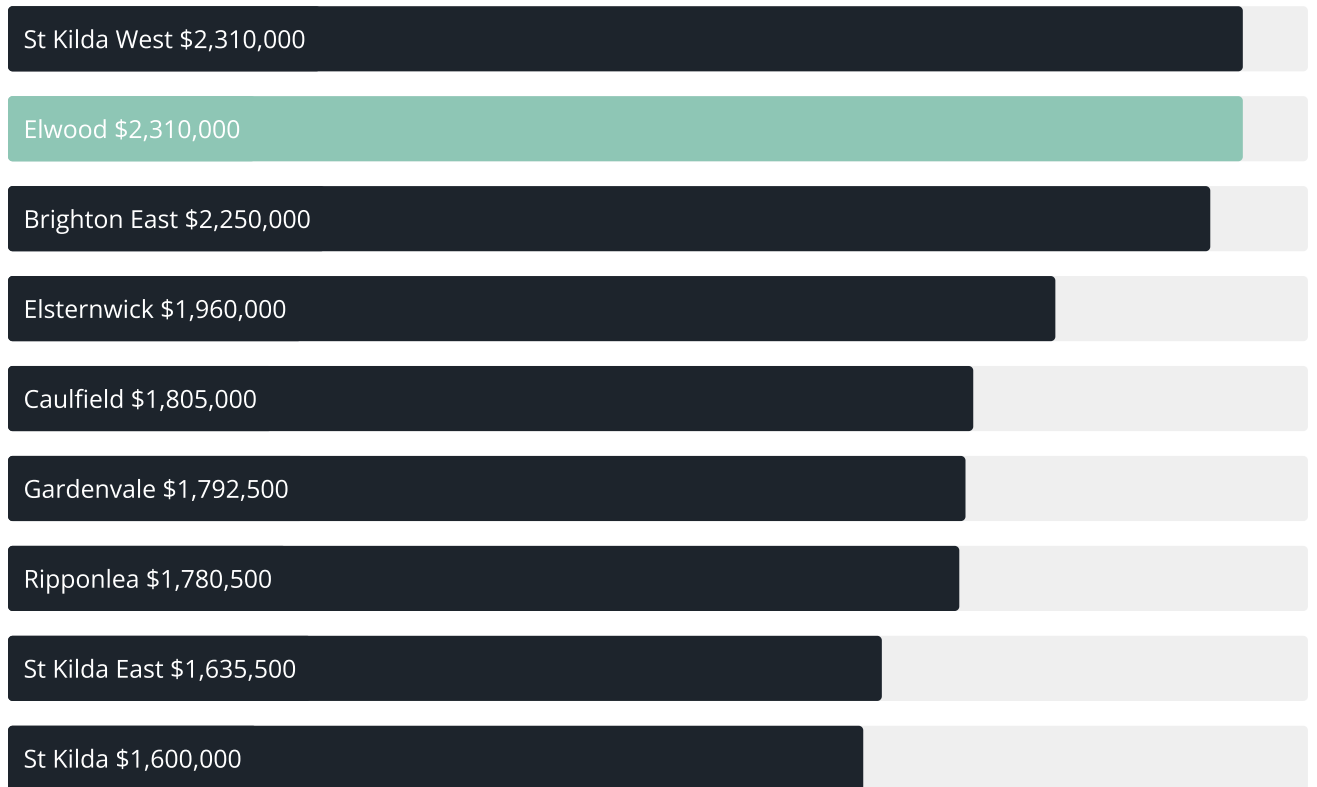
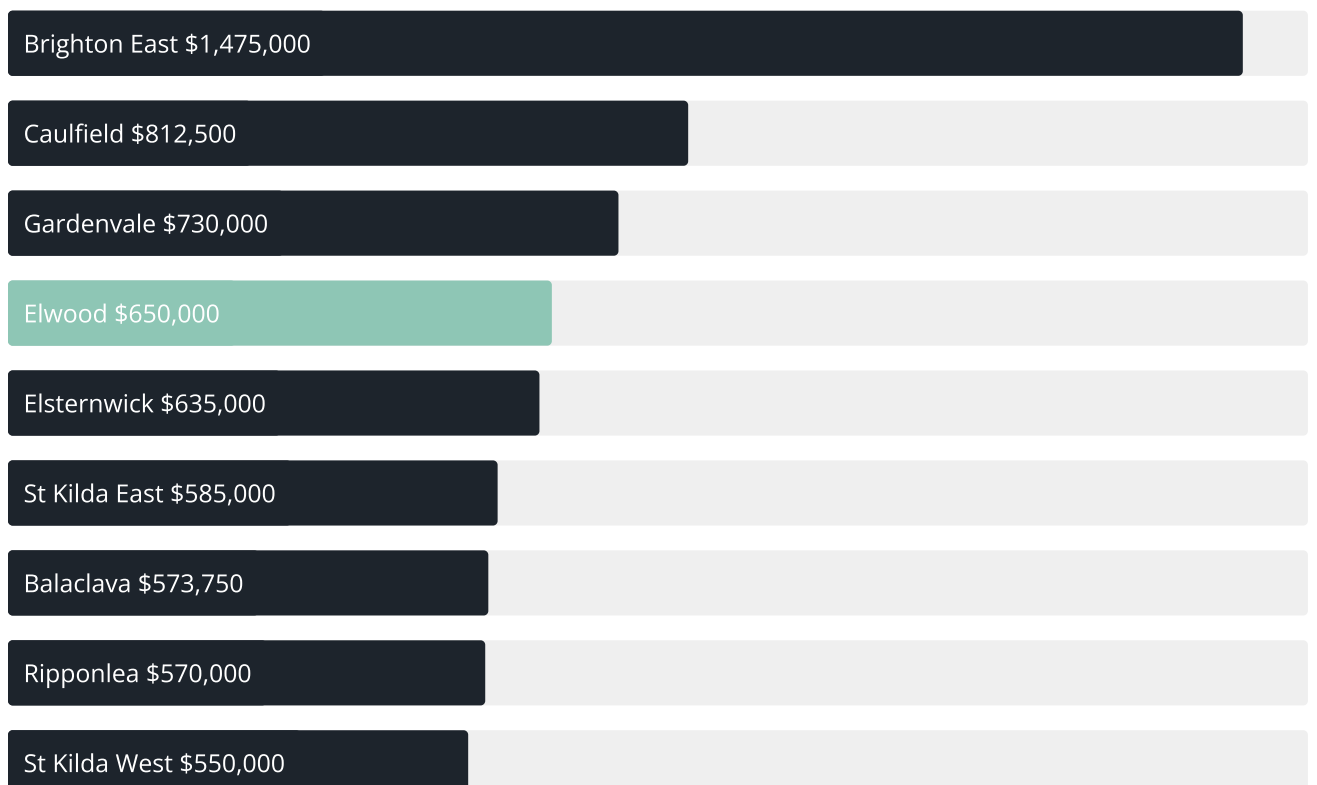
Quarterly Price Change

0.00% ↓

Quarterly Price Change*



ELWOOD SUBURB REPORT

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

ELWOOD SUBURB REPORT

Sale Method*



● Auction 33%
● Private 67%

Auction Clearance Rate*

70.37%

Median Days on Market^

24 days

Average Hold Period*

7.6 years

Dwelling Type^



● Houses 14% ● Units 86%

Ownership^



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

Population^

15,153

Median Asking Rent per week*

\$1,078

Population Growth^

-2.51%

Rental Yield*

2.17%

Median Age^

38 years

Median Household Size^

1.9 people

ELWOOD 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 12/17 Dickens St Elwood	2	Apartment	\$652,500	30 Oct 2025
 10/1 Coleridge St Elwood	1	Apartment	\$530,000	29 Oct 2025
 204/96 Ormond Rd Elwood	2	Apartment	\$565,000	28 Oct 2025
 12/19 Tiuna Gr Elwood	2	Apartment	\$565,000	27 Oct 2025
 1/18 Shelley St Elwood	2	Apartment	\$737,000	25 Oct 2025
 76a Spray St Elwood	3	Townhouse	\$1,960,000	25 Oct 2025
 2/179-183 Brighton Rd Elwood	2	Apartment	\$742,500	25 Oct 2025
 4/35 Docker St Elwood	2	Apartment	\$920,000	24 Oct 2025
 5/1 Avoca Ct Elwood	1	Apartment	\$505,500	20 Oct 2025
 1/17-19 Milton St Elwood	3	Apartment	\$1,235,000	18 Oct 2025

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/23 Milton St Elwood	2	Townhouse	\$1,010,000	16 Oct 2025
 6/4 Dickens St Elwood	1	Apartment	\$362,000	16 Oct 2025
 7/18 Pine Av Elwood	1	Apartment	\$375,000	16 Oct 2025
 9/7 Tennyson St Elwood	2	Apartment	\$810,000	16 Oct 2025
 4/7 Bluff Av Elwood	2	Apartment	\$840,000	15 Oct 2025
 5/46-48 Ruskin St Elwood	2	Apartment	\$695,000	15 Oct 2025
 7/48 Milton St Elwood	3	Apartment	\$847,500	11 Oct 2025
 107/122 Ormond Rd Elwood	1	Apartment	\$410,000	10 Oct 2025
 8/119 Brighton Rd Elwood	1	Apartment	\$492,000	10 Oct 2025
 6/30 Docker St Elwood	1	Apartment	\$600,000	09 Oct 2025

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 101/34 Byron St Elwood	2	Apartment	\$920,000	08 Oct 2025
 6/203 Brighton Rd ELWOOD	2	Subdivided Flat - Single OYO Flat	\$655,000	06 Oct 2025
 8/100 Glen Huntly Rd Elwood	2	Apartment	\$557,000	03 Oct 2025
 1 Bluff Av Elwood	4	House	\$2,620,000	03 Oct 2025
 3/517 St Kilda St Elwood	2	Apartment	\$655,000	02 Oct 2025
 1/10 Austin Av Elwood	2	Apartment	\$620,000	01 Oct 2025
 5/15 Ormond Esp Elwood	2	Apartment	\$915,000	30 Sep 2025
 8/11 Tiuna Gr Elwood	2	Apartment	\$765,500	25 Sep 2025
 35 Vautier St Elwood	3	House	\$3,642,500	25 Sep 2025
 103/1 Tiuna Gr Elwood	2	Apartment	\$1,695,000	24 Sep 2025



Elwood Office
90 Ormond Road, Elwood
9531 1245

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.