

# JellisCraig

ELWOOD

# Suburb Report

Know your neighbourhood.



ELWOOD SUBURB REPORT

Median House Price\*

Median

\$2.29m

Quarterly Price Change

-2.34% ↓

Median Unit Price\*

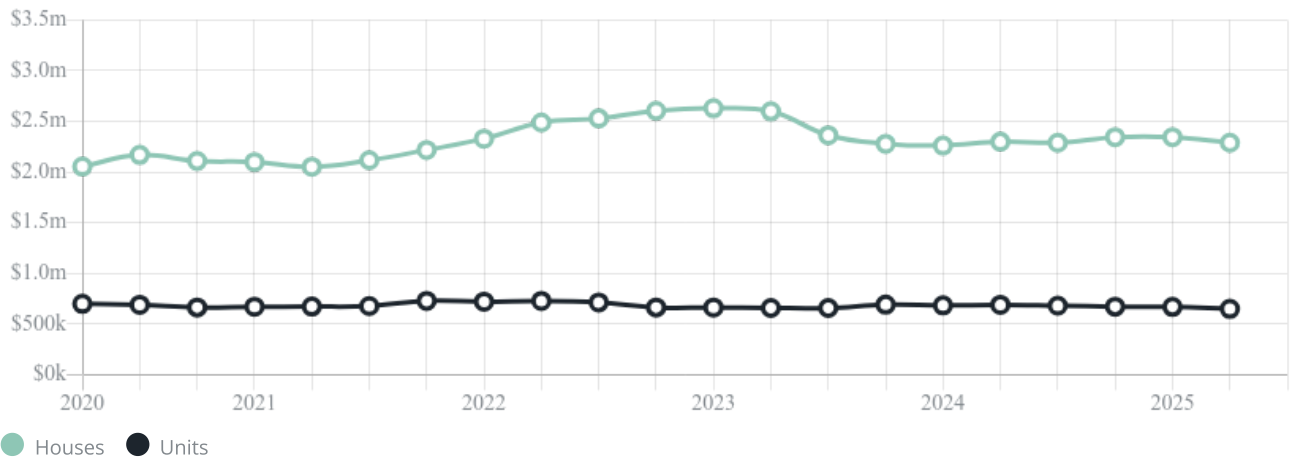
Median

\$650k

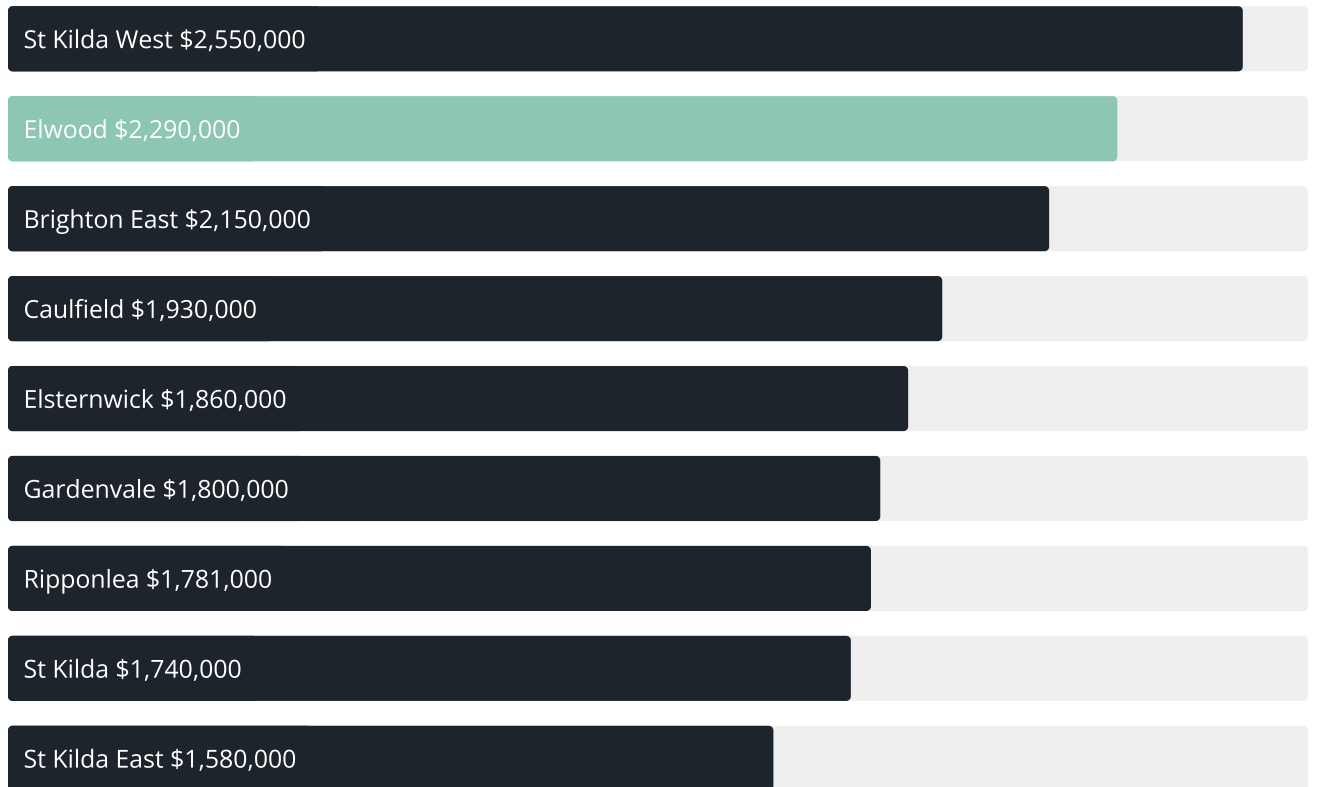
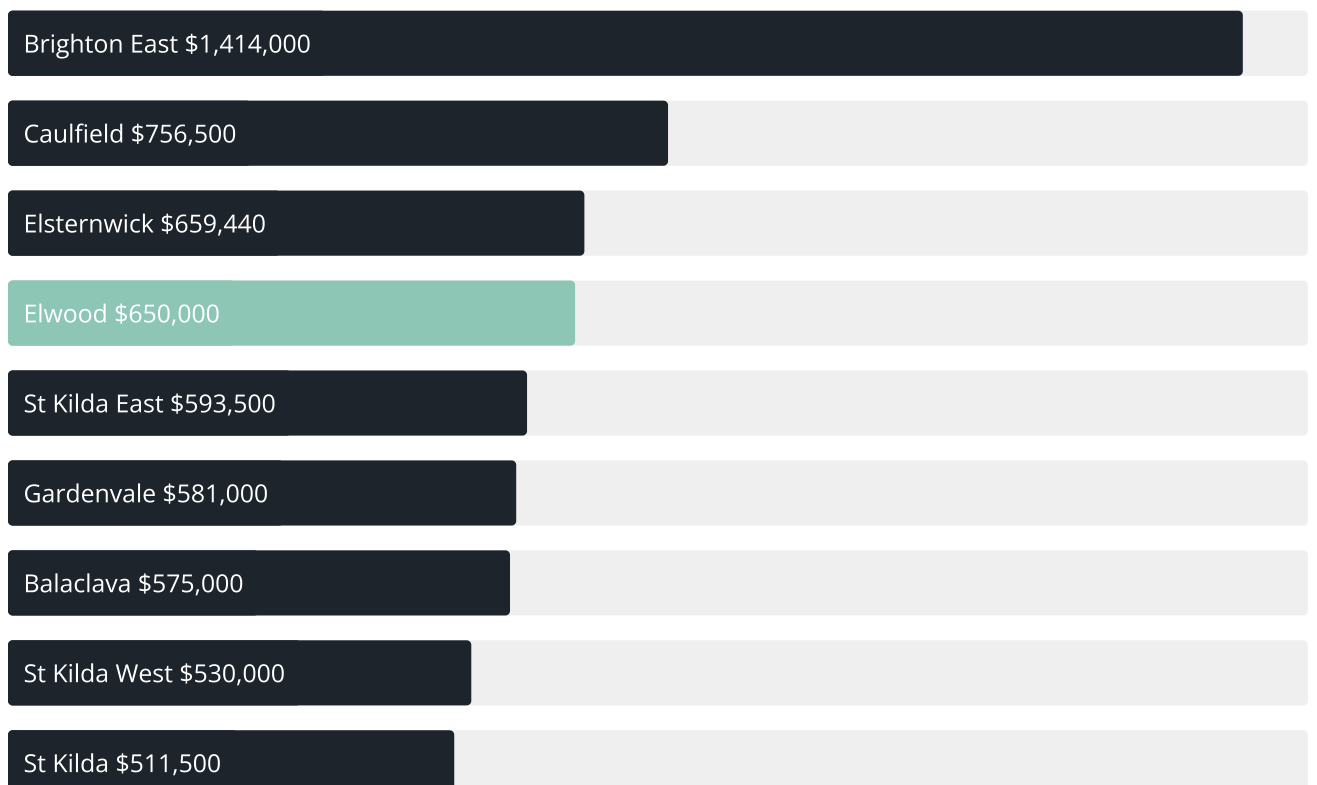
Quarterly Price Change

-2.98% ↓

Quarterly Price Change\*



## ELWOOD SUBURB REPORT

Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## ELWOOD SUBURB REPORT

## Sale Method\*



● Auction 30%

● Private 70%

## Auction Clearance Rate\*

66.67%

## Median Days on Market^

26 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\*

\$1,000

## Population Growth^

-2.51%

## Rental Yield\*

2.17%

## Median Age^











38 years

## Median Household Size^











1.9 people

## ELWOOD SUBURB REPORT





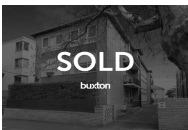




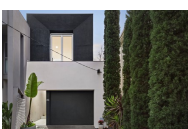
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 1/91 Ormond Rd Elwood	1	Apartment	\$525,000	24 Sep 2025
 70 Southey St Elwood	3	House	\$2,250,000	22 Sep 2025
 4/10 Wilton Gr Elwood	4	Townhouse	\$1,735,000	20 Sep 2025
 89 Ormond Esp Elwood	5	House	\$2,500,000	19 Sep 2025
 5/445 St Kilda St Elwood	2	Apartment	\$857,000	19 Sep 2025
 3/11 Gordon Av Elwood	2	Apartment	\$695,000	19 Sep 2025
 9/26 Docker St Elwood	2	Apartment	\$610,000	16 Sep 2025
 5/23 Milton St Elwood	2	Townhouse	\$1,020,000	15 Sep 2025
 7/208 Tennyson St Elwood	3	Apartment	\$715,000	15 Sep 2025
 3/197 Brighton Rd Elwood	1	Apartment	\$360,000	12 Sep 2025

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/10 Scott St Elwood	2	Apartment	\$652,000	08 Sep 2025
 3/165 Glen Huntly Rd Elwood	2	Apartment	\$730,000	06 Sep 2025
 80 Spray St Elwood	2	Townhouse	\$1,002,500	04 Sep 2025
 2/24-26 Milton St Elwood	1	Apartment	\$481,000	01 Sep 2025
 67 Spray St Elwood	3	House	\$1,800,000	01 Sep 2025
 3/36 Byron St Elwood	2	Apartment	\$580,000	30 Aug 2025
 5/7 Addison St Elwood	2	Apartment	\$677,000	29 Aug 2025
 4/1 Rothesay Av Elwood	3	Apartment	\$850,000	29 Aug 2025
 2/69 Tennyson St ELWOOD	2	Apartment	\$550,000	29 Aug 2025
 5/127 Brighton Rd Elwood	2	Unit	\$570,000	28 Aug 2025

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/55 Foam St Elwood	1	Apartment	\$320,000	27 Aug 2025
 7/25 Foam St Elwood	1	Apartment	\$263,000	27 Aug 2025
 108/96 Ormond Rd Elwood	2	Apartment	\$567,500	26 Aug 2025
 1/41 Milton St Elwood	2	Apartment	\$885,000	24 Aug 2025
 1/191 Brighton Rd Elwood	2	Apartment	\$500,000	22 Aug 2025
 6/20 Pine Av Elwood	2	Unit	\$600,000	21 Aug 2025
 3/61 Ormond Rd Elwood	2	Strata Flat - Single OYO Flat	\$670,000	20 Aug 2025
 1/46 Foam St Elwood	2	Apartment	\$695,000	19 Aug 2025
 6/8 Robert St Elwood	1	Apartment	\$320,000	18 Aug 2025
 501a St Kilda St Elwood	3	Townhouse	\$1,918,000	16 Aug 2025





Elwood Office  
90 Ormond Road, Elwood  
9531 1245

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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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