



Ashwood

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ASHWOOD SUBURB REPORT

Median house price¹

Median

\$1.51m

Quarterly price change

2.02% 

Median unit price¹

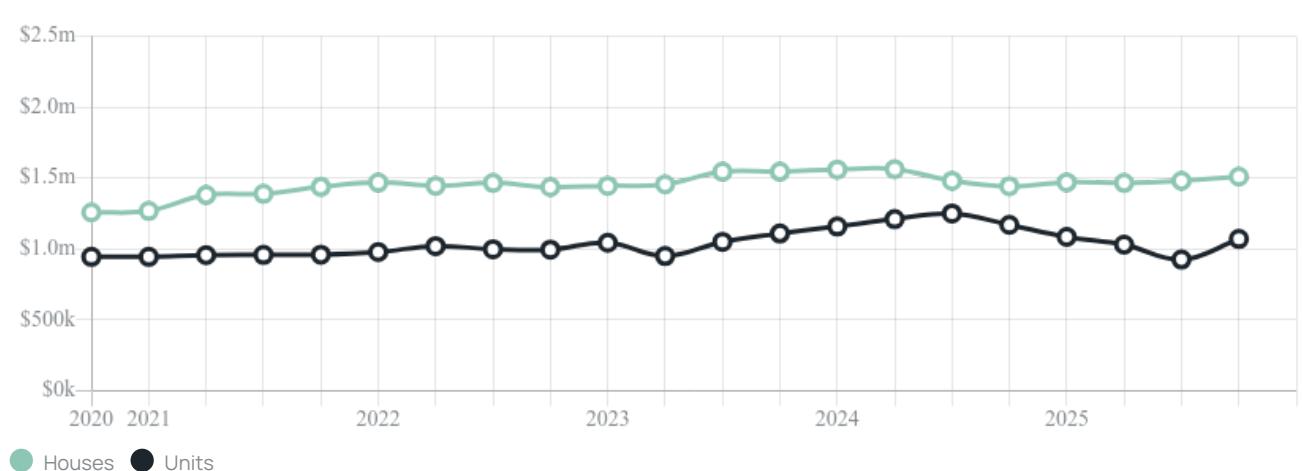
Median

\$1.07m

Quarterly price change

15.69% 

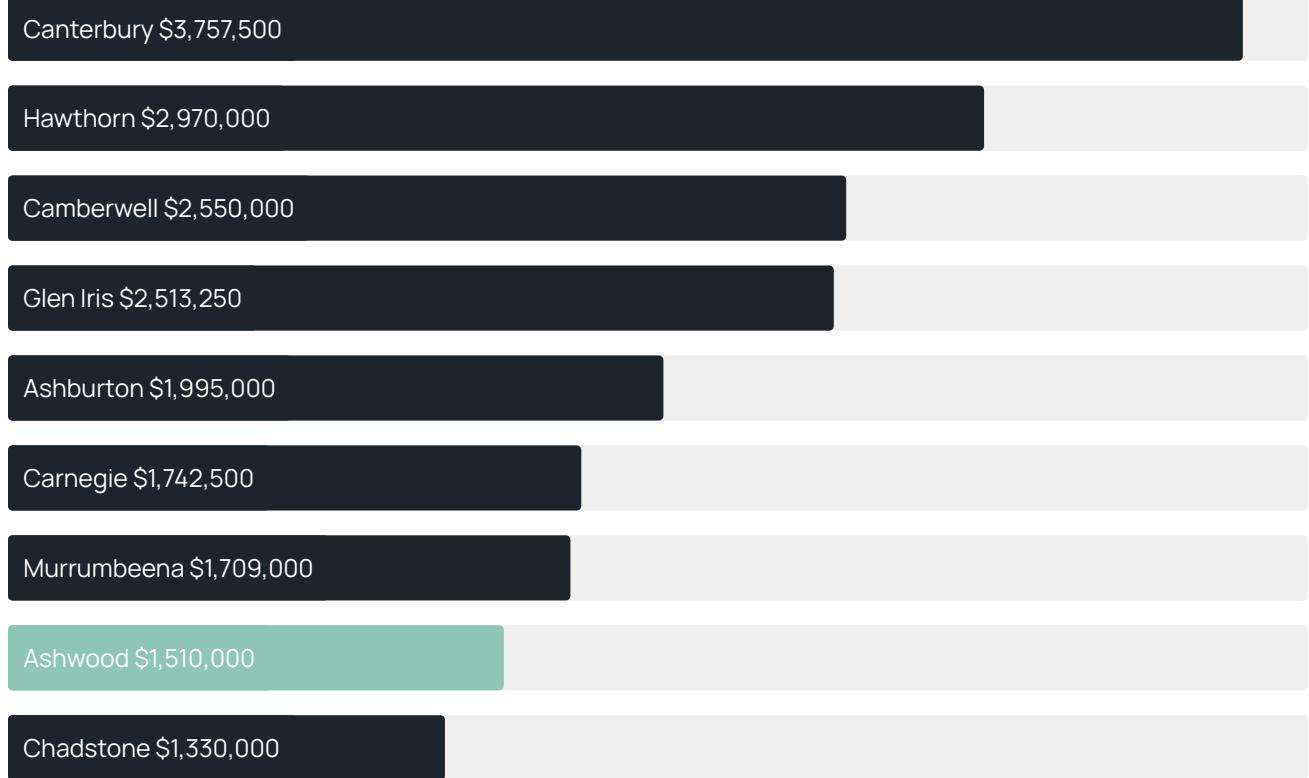
Quarterly price change¹



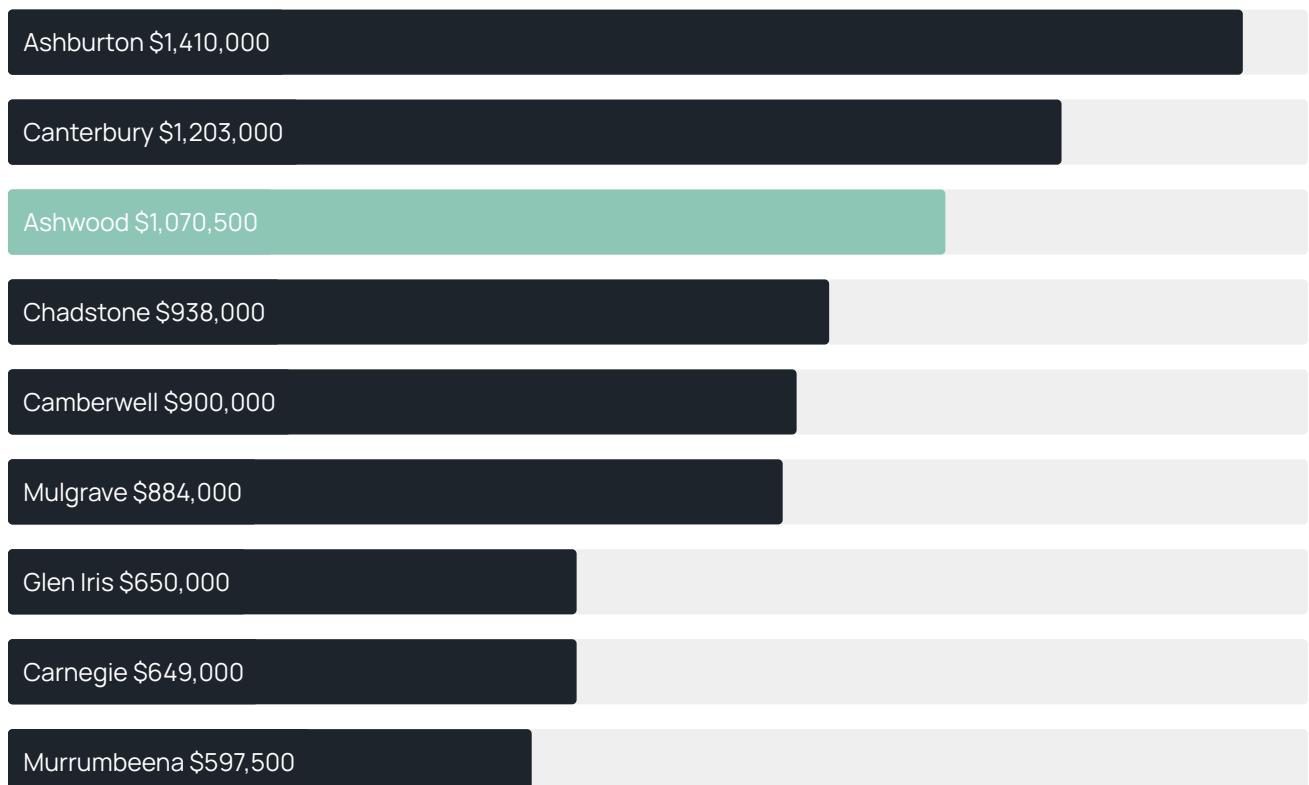
Surrounding Suburbs

ASHWOOD SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ASHWOOD SUBURB REPORT

Sale method²



● Auction 70%
● Private 30%

Auction clearance rate³

80.95%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.1 years

Insights

Dwelling type⁵



● Houses 58% ● Units 42%

Ownership⁵



● Owned outright 33% ● Mortgaged 36% ● Rented 31%

Population⁵

7,154

Median asking rent¹

\$665 per week

Population growth⁵

3.89%

Rental yield¹

2.2%

Median age⁵

39 years

Median household size⁵

2.5 people

Recent Ashwood sales

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

Address	Bedrooms	Type	Price	Sold
 3 Leonard St Ashwood	3	House	\$1,626,000	13 Dec 2025
 31a Douglas St Ashwood	3	Townhouse	\$1,270,000	11 Dec 2025
 1/2 Yunki Ct Ashwood	4	Townhouse	\$1,621,000	04 Dec 2025
 6 Arilpa Ct Ashwood	3	House	\$1,440,000	29 Nov 2025
 3/5 Wugga Ct Ashwood	3	Unit	\$1,315,000	29 Nov 2025
 1/7 Queens Pde Ashwood	2	Strata Unit/Flat	\$951,000	27 Nov 2025
 10b Boston St Ashwood	3	House	\$1,132,000	27 Nov 2025
 1/10 Jordan St Ashwood	2	Unit	\$978,000	22 Nov 2025
 2/20 Douglas St Ashwood	3	Townhouse	\$1,460,000	22 Nov 2025
 3 Condah Ct Ashwood	4	House	\$2,140,000	22 Nov 2025

Sold Properties

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	2/11 Gubbah Ct Ashwood	2	Flat/Unit/Apartment	\$1,425,000
	2/5 Raymond St Ashwood	3	House	\$1,190,000
	24 Silver Ash Av Ashwood	3	House	\$1,581,000
	5 Jingella Av Ashwood	3	House	\$1,340,000
	24 Vannam Dr Ashwood	5	House	\$1,415,000
	1/25 Douglas St Ashwood	3	Unit	\$1,375,000
	44 Electra Av Ashwood	2	House	\$1,305,000
	2/1 Woolert St Ashwood	4	Townhouse	\$1,500,000
	1/25 Mulgrave St Ashwood	3	House	\$935,000
	24 Cassinia Av Ashwood	5	House	\$2,910,000

Sold Properties

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/14 Harcourt St Ashwood	3	Townhouse	\$1,200,000	23 Oct 2025
 1/2 Heather Av Ashwood	2	Unit	\$922,000	18 Oct 2025
 2/108 High Street Rd Ashwood	4	Townhouse	\$1,340,000	14 Oct 2025
 3/1-3 Montrose St Ashwood	2	Townhouse	\$1,203,000	11 Oct 2025
 5 Shelley Ct ASHWOOD	4	House	\$1,365,000	10 Oct 2025
 13 Douglas St Ashwood <small>JA CAIN</small>	4	House	\$1,700,000	04 Oct 2025
 1/39 Jordan St ASHWOOD	3	House	\$1,270,000	04 Oct 2025
 4 Mitchell Av Ashwood	3	House	\$1,405,000	13 Sep 2025
 3/9 May Park Av Ashwood	2	Unit	\$1,000,000	13 Sep 2025
 1 Malmsbury Dr Ashwood <small>JA CAIN</small>	5	House	\$2,366,000	13 Sep 2025



Please contact your local Jellis Craig office

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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