



Ashwood

Suburb Report



Your connection to property insights



JellisCraig

ASHWOOD SUBURB REPORT

Median house price¹

Median

\$1.51m

Quarterly price change

2.02% ↑

Median unit price¹

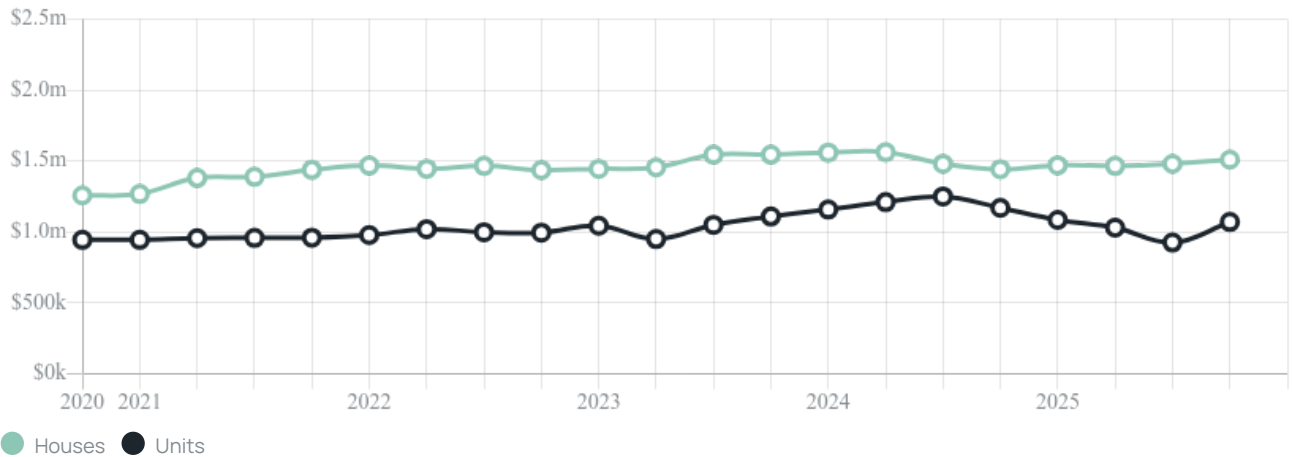
Median

\$1.07m

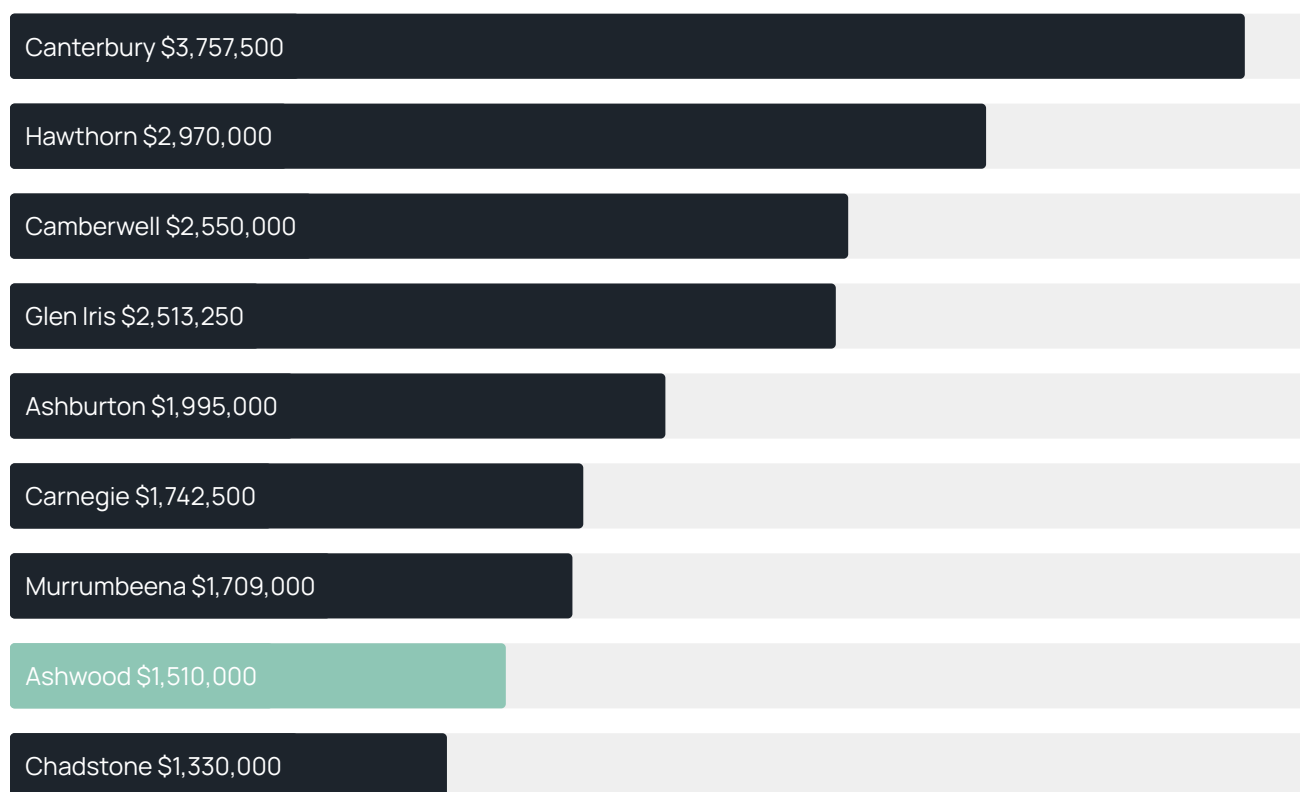
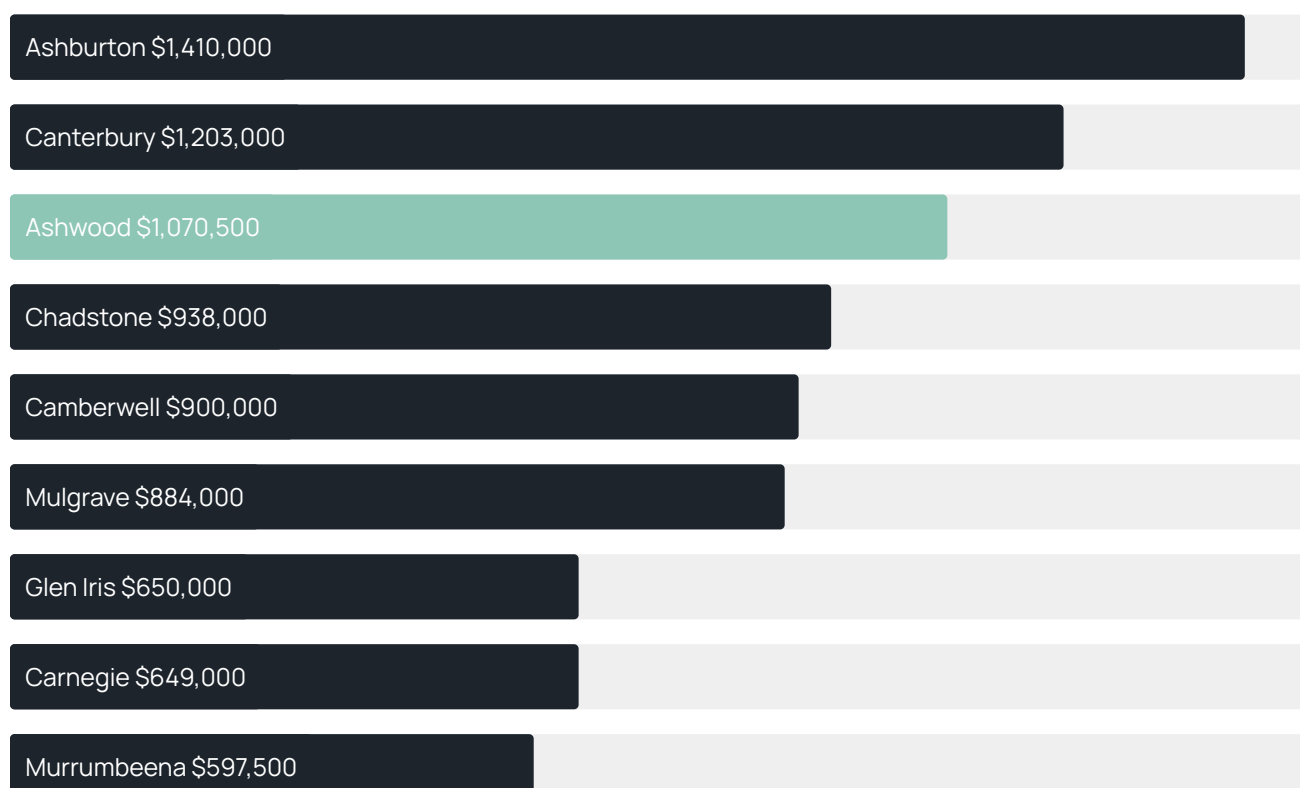
Quarterly price change

15.69% ↑

Quarterly price change¹



ASHWOOD SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

80.95%

Median days on market³

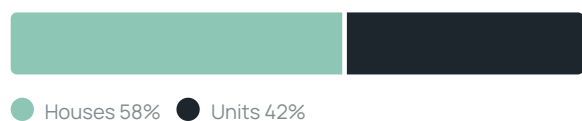
29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.1 years

Dwelling type⁵Ownership⁵Population⁵

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








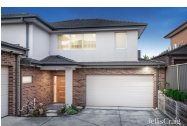

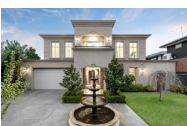
ASHWOOD SUBURB REPORT

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 jellisicraig.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

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/11 Gubbah Ct Ashwood	2	Flat/Unit/Apartment	\$1,425,000	18 Nov 2025
 2/5 Raymond St Ashwood	3	House	\$1,190,000	15 Nov 2025
 24 Silver Ash Av Ashwood	3	House	\$1,581,000	15 Nov 2025
 5 Jingella Av Ashwood	3	House	\$1,340,000	11 Nov 2025
 24 Vannam Dr Ashwood	5	House	\$1,415,000	10 Nov 2025
 1/25 Douglas St Ashwood	3	Unit	\$1,375,000	08 Nov 2025
 44 Electra Av Ashwood	2	House	\$1,305,000	08 Nov 2025
 2/1 Woolert St Ashwood	4	Townhouse	\$1,500,000	08 Nov 2025
 1/25 Mulgrave St Ashwood	3	House	\$935,000	31 Oct 2025
 24 Cassinia Av Ashwood	5	House	\$2,910,000	26 Oct 2025

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	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	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

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.