

JellisCraig

ASHWOOD

Suburb Report

Know your neighbourhood.



ASHWOOD SUBURB REPORT

Median House Price*

Median

\$1.48m

Quarterly Price Change

1.02% ↑

Median Unit Price*

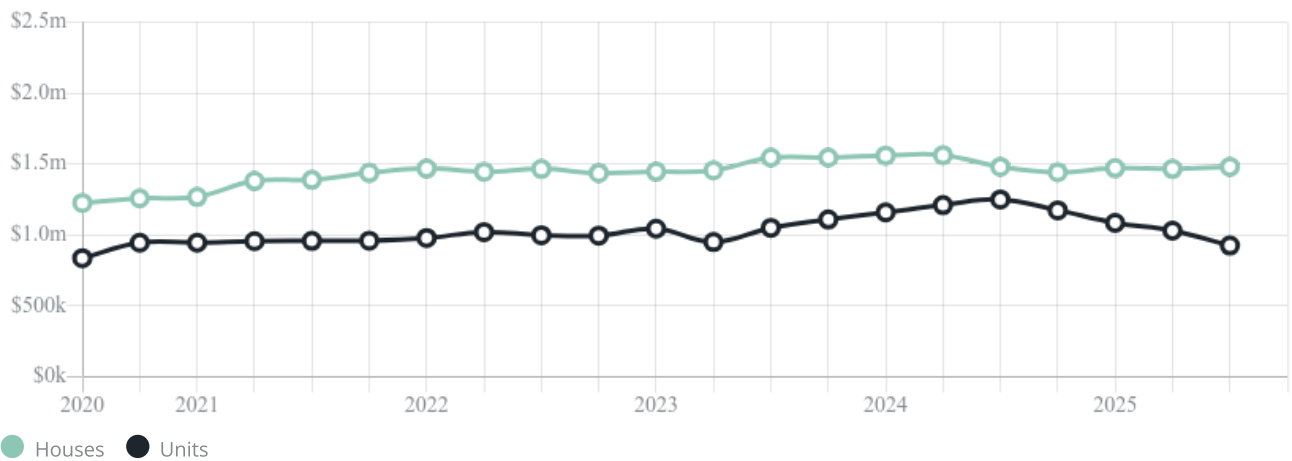
Median

\$925k

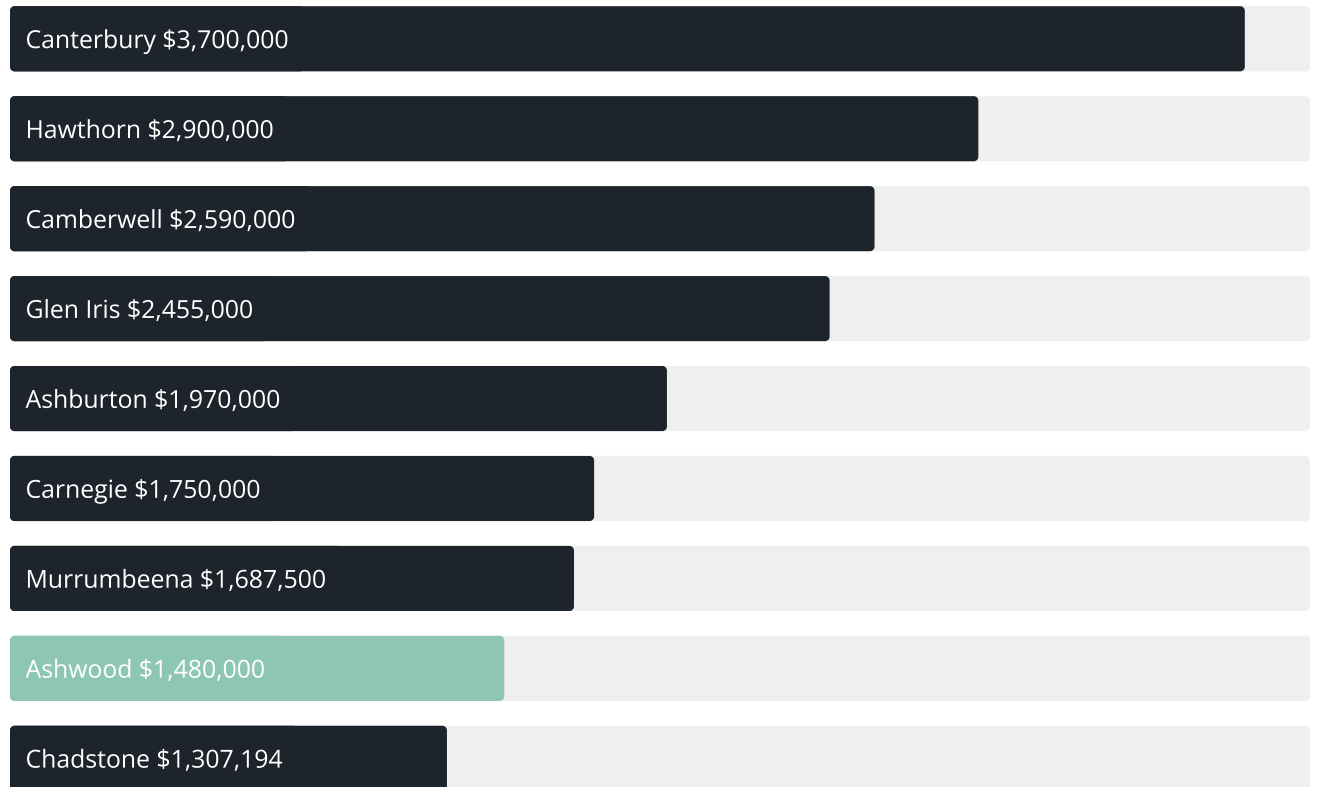
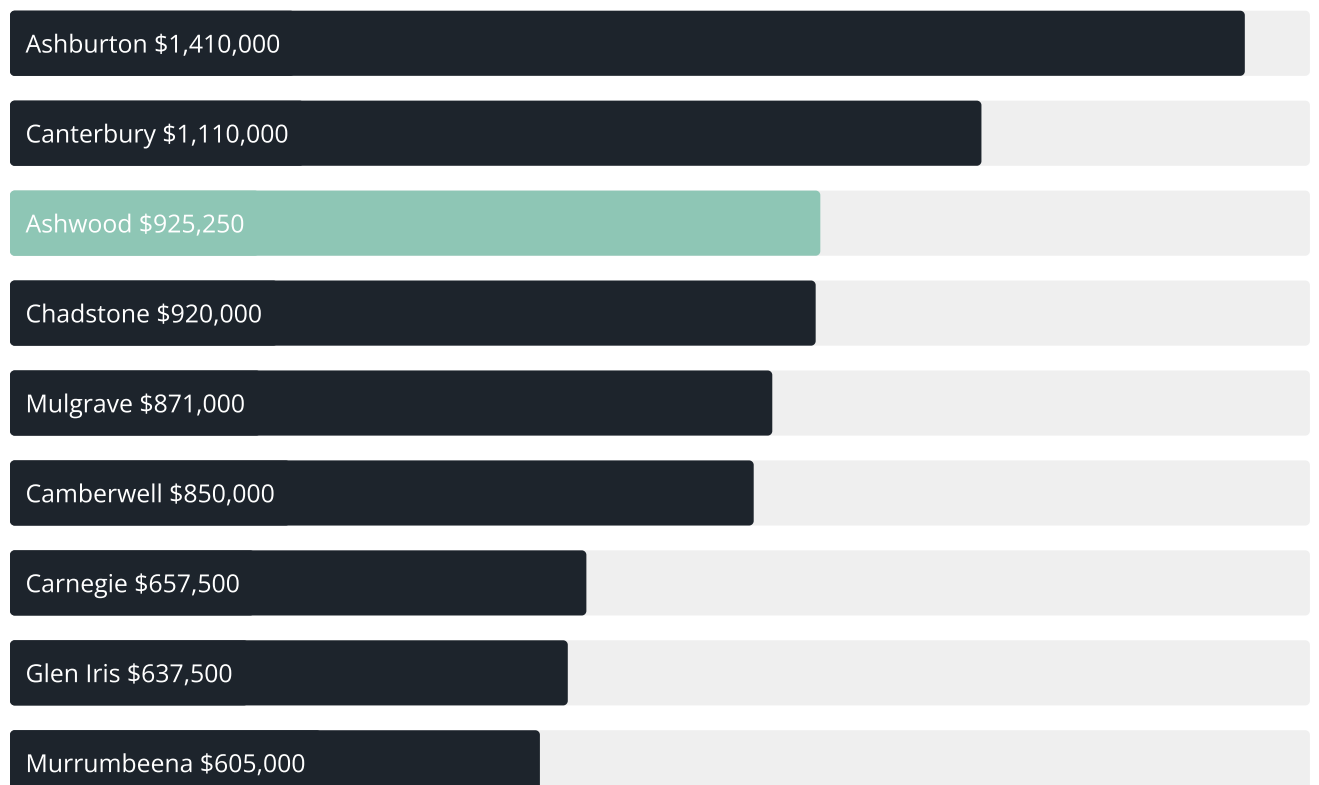
Quarterly Price Change

-10.16% ↓

Quarterly Price Change*



ASHWOOD SUBURB REPORT

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

ASHWOOD SUBURB REPORT

Sale Method^{*}

● Auction 78%
● Private 22%

Auction Clearance Rate^{*}

78.57%

Median Days on Market[^]

30 days

Average Hold Period^{*}

7.1 years

Dwelling Type[^]

● Houses 58% ● Units 42%

Ownership[^]

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

Population[^]

7,154

Median Asking Rent per week^{*}

\$650

Population Growth[^]

3.89%

Rental Yield^{*}

2.2%

Median Age[^]











39 years

Median Household Size[^]

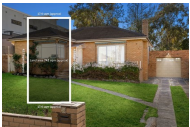



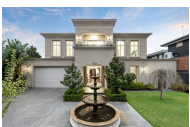




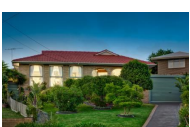
2.5 people

ASHWOOD SUBURB REPORT










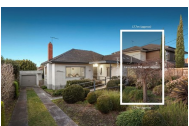
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 3 Leonard St Ashwood	3	House	\$1,626,000	13 Dec 2025
 9 Beechwood Tce Ashwood	4	House	\$2,038,000	12 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
 10b Boston St Ashwood	3	House	\$1,132,000	27 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
 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

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 24 Silver Ash Av Ashwood	3	House	\$1,581,000	15 Nov 2025
 1/25 Douglas St Ashwood	3	Unit	\$1,375,000	08 Nov 2025
 2/1 Woolert St Ashwood	4	Townhouse	\$1,500,000	08 Nov 2025
 44 Electra Av Ashwood	2	House	\$1,305,000	08 Nov 2025
 24 Cassinia Av Ashwood	5	House	\$2,910,000	26 Oct 2025
 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

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2 Beechwood Tce Ashwood	4	House	\$1,841,000	13 Sep 2025
 10 Salisbury Rd Ashwood	2	House	\$1,250,000	11 Sep 2025
 227 High Street Rd Ashwood	3	House	\$1,301,000	07 Sep 2025
 2/2 Queens Pde Ashwood	3	Flat/Unit/Apartment	\$795,000	06 Sep 2025
 3 Eildon Rd Ashwood	3	House	\$1,440,000	30 Aug 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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