



Ashwood

# Suburb Report



Your connection to property insights



**JellisCraig**

ASHWOOD SUBURB REPORT

Median house price<sup>1</sup>

Median

**\$1.48m**

Quarterly price change

**-1.98% ↓**

Median unit price<sup>1</sup>

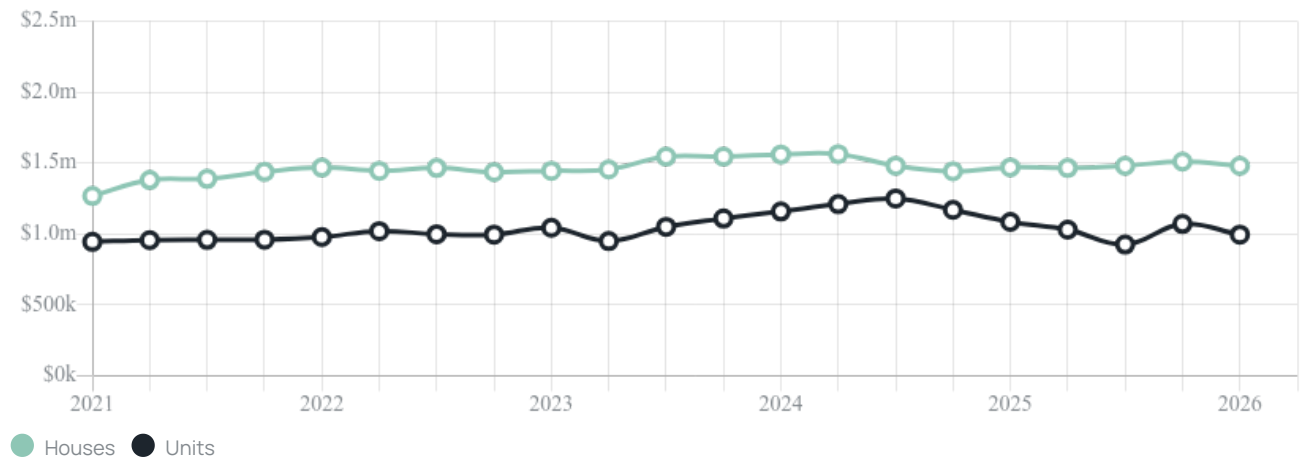
Median

**\$995k**

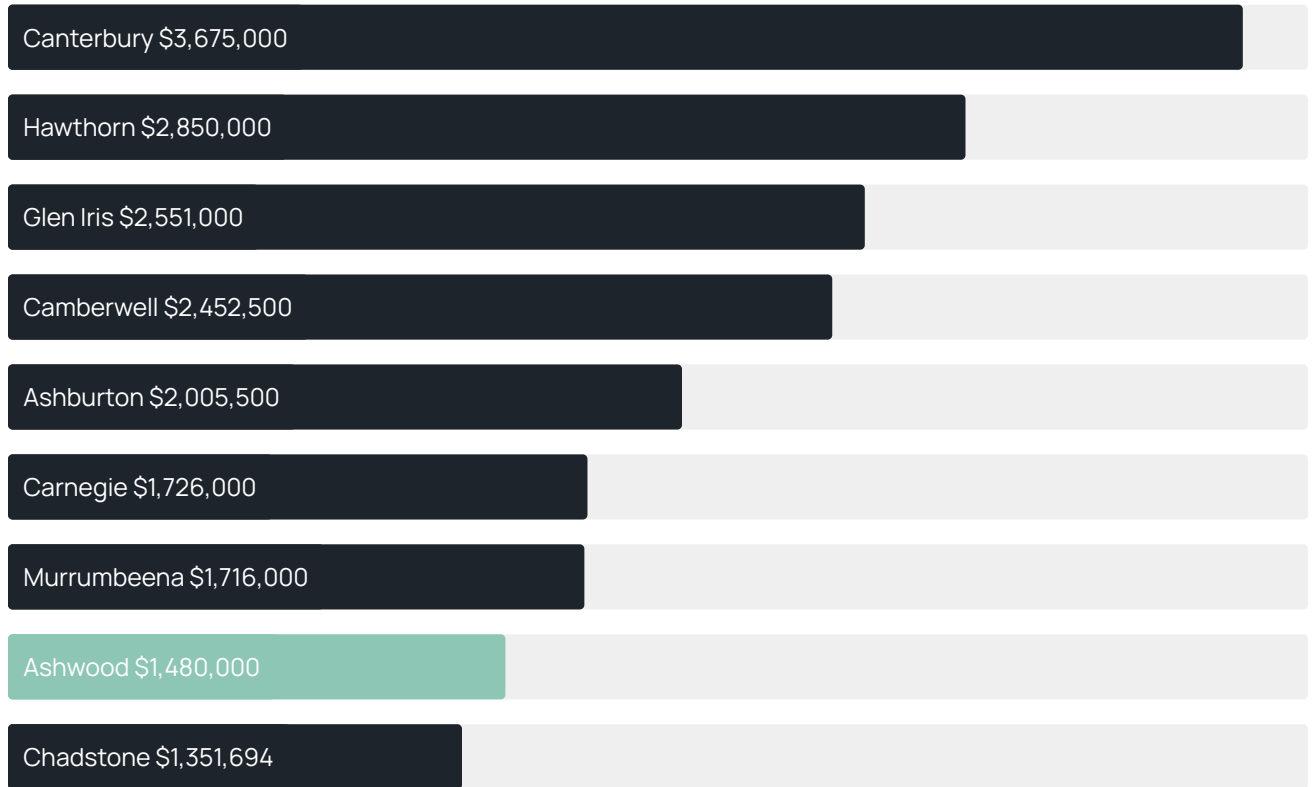
Quarterly price change

**-7.05% ↓**

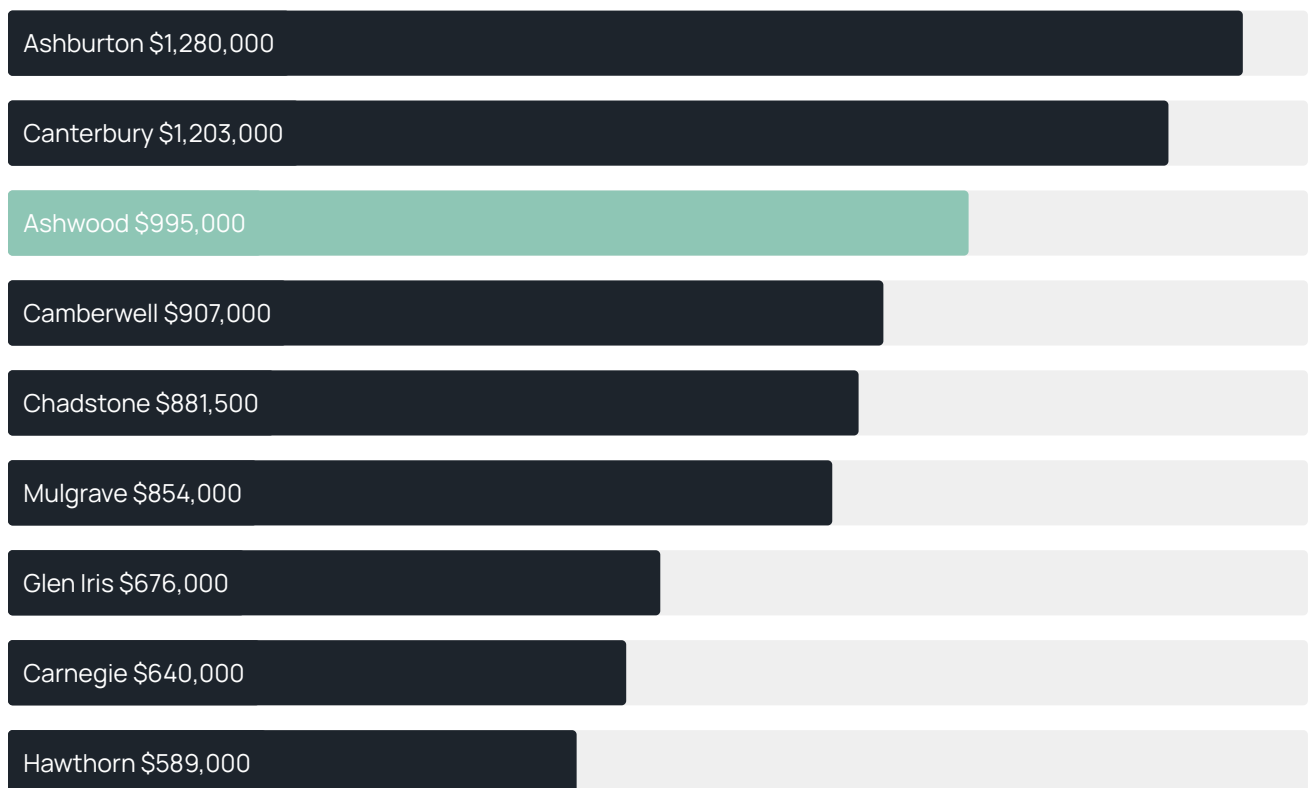
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 63%
- Private 38%

Auction clearance rate<sup>3</sup>

80%

Median days on market<sup>3</sup>

30 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

30 groups

Average hold period<sup>1</sup>

7.1 years

Dwelling type<sup>5</sup>



- Houses 58%
- Units 42%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

7,154

Median asking rent<sup>1</sup>

\$660 per week

Population growth<sup>5</sup>

3.89%

Rental yield<sup>1</sup>

2.2%

Median age<sup>5</sup>

39 years











Median household size<sup>5</sup>

2.5 people











ASHWOOD SUBURB REPORT

## Recent Ashwood sales









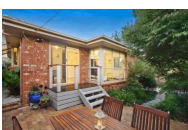

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 62 Ashwood Dr Ashwood	3	House	\$1,388,880	24 Jun 2026
 1/11 Railway Av Ashwood	4	Townhouse	\$1,270,000	20 Jun 2026
 2/31 Electra Av Ashwood	4	Townhouse	\$1,230,000	10 Jun 2026
 1/4 Douglas St Ashwood	2	House	\$942,000	16 May 2026
 4/8 Murra Ct Ashwood	2	Unit	\$856,000	09 May 2026
 28B Raymond St Ashwood	4	Townhouse	\$1,810,000	02 May 2026
 561 Warrigal Rd Ashwood	3	House	\$1,065,000	21 Apr 2026
 235 High Street Rd Ashwood	3	House	\$3,200,000	20 Apr 2026
 2/24 Edmonds Av Ashwood	3	Unit	\$1,040,000	18 Apr 2026
 1/16 Teck St Ashwood	4	Townhouse	\$1,320,000	17 Apr 2026

## ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6 Julie Ct Ashwood	3	House	\$1,170,000	16 Apr 2026
 12 Eildon Rd Ashwood	2	House	\$1,358,000	15 Apr 2026
 33 Cleveland Rd Ashwood	3	House	\$1,350,000	11 Apr 2026
 52 Winbirra Pde ASHWOOD	3	House	\$1,255,000	02 Apr 2026
 1/23 Lavidge Rd Ashwood	3	House	\$1,117,000	28 Mar 2026
 12 Allambi St Ashwood	4	House	\$1,336,000	28 Mar 2026
 142 High Street Rd Ashwood	3	House	\$1,110,000	28 Mar 2026
 107/151 Huntingdale Rd Ashwood	2	Strata Unit/Flat	\$470,000	24 Mar 2026
 1/42 Power Av Ashwood	3	Townhouse	\$1,245,000	19 Mar 2026
 17 Eildon Rd Ashwood	4	House	\$1,615,000	18 Mar 2026

## ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Peppermint Ct Ashwood	5	House	\$1,760,000	16 Mar 2026
 42a Power Av Ashwood	3	House	\$1,245,000	06 Mar 2026
 1/11 Jordan St Ashwood	3	Townhouse	\$1,100,000	05 Mar 2026
 19a Electra Av Ashwood	4	Townhouse	\$1,360,000	04 Mar 2026
 10 Carlyle St Ashwood	5	House	\$2,360,000	28 Feb 2026
 18 Ashwood Dr Ashwood	4	House	\$1,975,000	28 Feb 2026
 2 Vannam Dr Ashwood	3	House	\$1,400,000	28 Feb 2026
 4/6 Wippa Ct Ashwood	3	Unit	\$858,000	22 Feb 2026
 2/38 Electra Av Ashwood	3	Townhouse	\$900,000	21 Feb 2026
 65 Barrington Dr Ashwood	4	House	\$1,480,000	21 Feb 2026



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.

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Data is current as of PDF generation date 01/07/2026

- 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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