



Ashwood

Suburb Report



Your connection to property insights



JellisCraig

ASHWOOD SUBURB REPORT

Median house price¹

Median

\$1.48m

Quarterly price change

-1.98% ↓

Median unit price¹

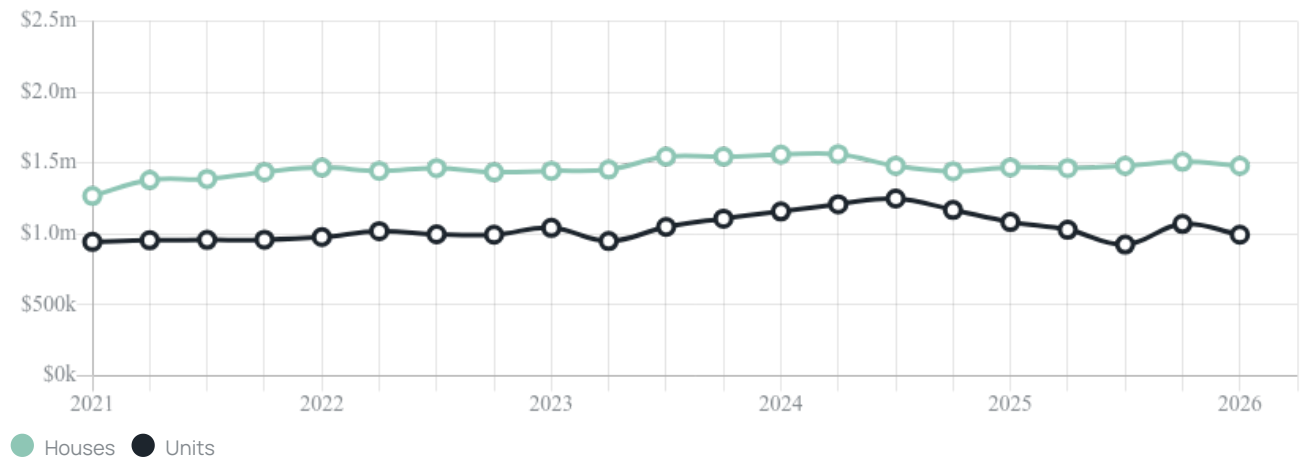
Median

\$995k

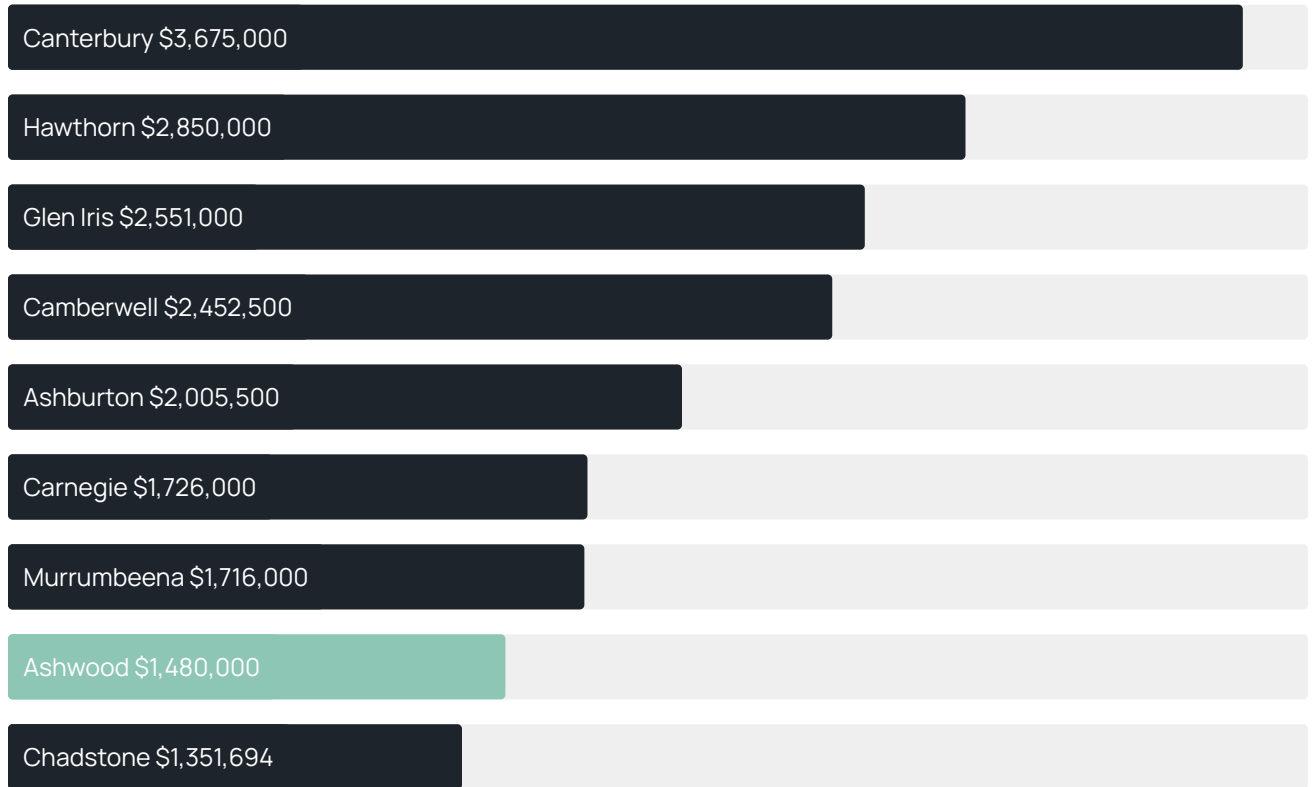
Quarterly price change

-7.05% ↓

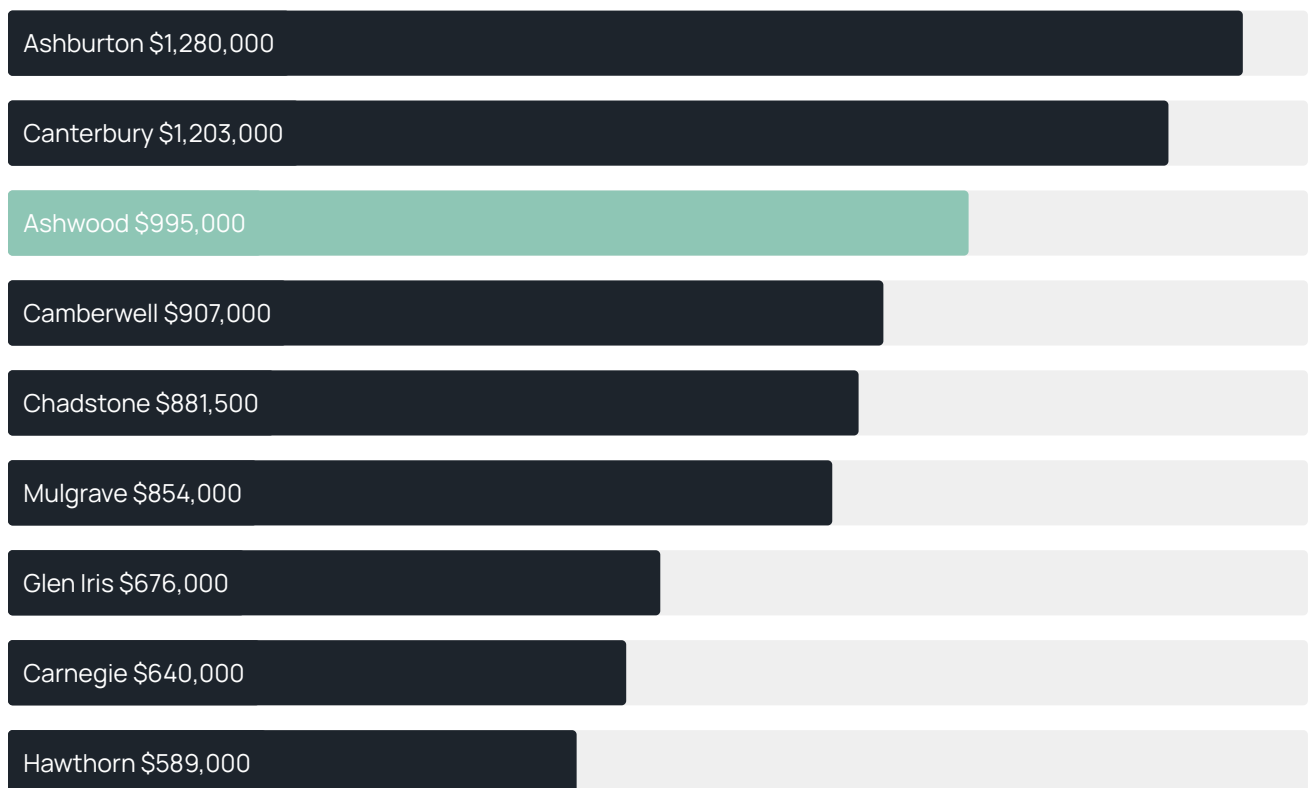
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 72%
- Private 28%

Auction clearance rate³

85.71%

Median days on market³

29 days

Jellis Craig average inspection attendance per listing⁴

29 groups

Average hold period¹

7.1 years

Dwelling type⁵



- Houses 58%
- Units 42%

Ownership⁵



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

Population⁵

7,154

Median asking rent¹

\$660 per week

Population growth⁵

3.89%

Rental yield¹

2.2%

Median age⁵

39 years











Median household size⁵

2.5 people









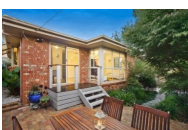

ASHWOOD SUBURB REPORT

Recent Ashwood sales









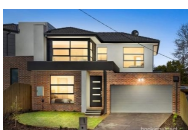

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 1/16 Teck St Ashwood	4	Townhouse	\$1,320,000	17 Apr 2026
 33 Cleveland Rd Ashwood	3	House	\$1,350,000	11 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

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/38 Electra Av Ashwood	3	Townhouse	\$900,000	21 Feb 2026
 65 Barrington Dr Ashwood	4	House	\$1,480,000	21 Feb 2026

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 36 Cleveland Rd Ashwood	3	House	\$1,354,000	21 Feb 2026
 10 Cudgee Ct Ashwood	2	Townhouse	\$770,000	15 Feb 2026
 14 Silver Ash Av Ashwood	6	House	\$2,250,000	14 Feb 2026
 15 Douglas St Ashwood	4	House	\$1,680,000	13 Feb 2026
 2/18 Temple St Ashwood	2	Flat/Unit/Apartment	\$693,500	12 Feb 2026
 2/1 Closter Av Ashwood	3	Unit	\$838,000	06 Feb 2026
 2 Shelley Ct Ashwood	3	House	\$1,380,000	04 Feb 2026
 16/36-52 Queens Pde Ashwood	3	Unit	\$858,500	01 Feb 2026
 46 Electra Av Ashwood	4	House	\$1,470,000	21 Jan 2026
 4/5 Hume Ct Ashwood	3	Townhouse	\$920,000	09 Jan 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.

Data is current as of PDF generation date 01/06/2026

- 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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