



Ashwood

# Suburb Report



Your connection to property insights



**JellisCraig**

ASHWOOD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.51m

Quarterly price change

2.02% ↑

Median unit price<sup>1</sup>

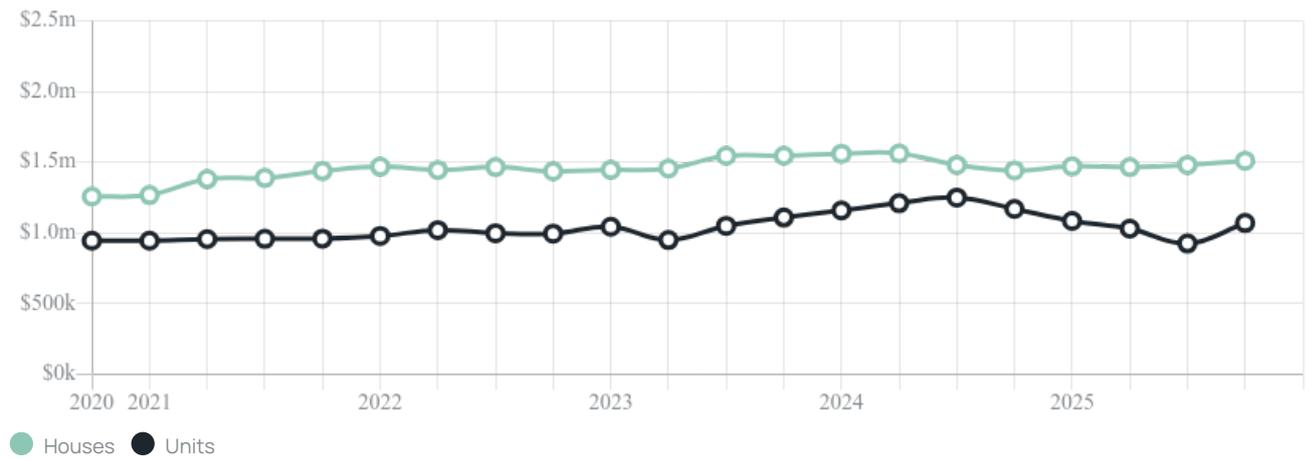
Median

\$1.07m

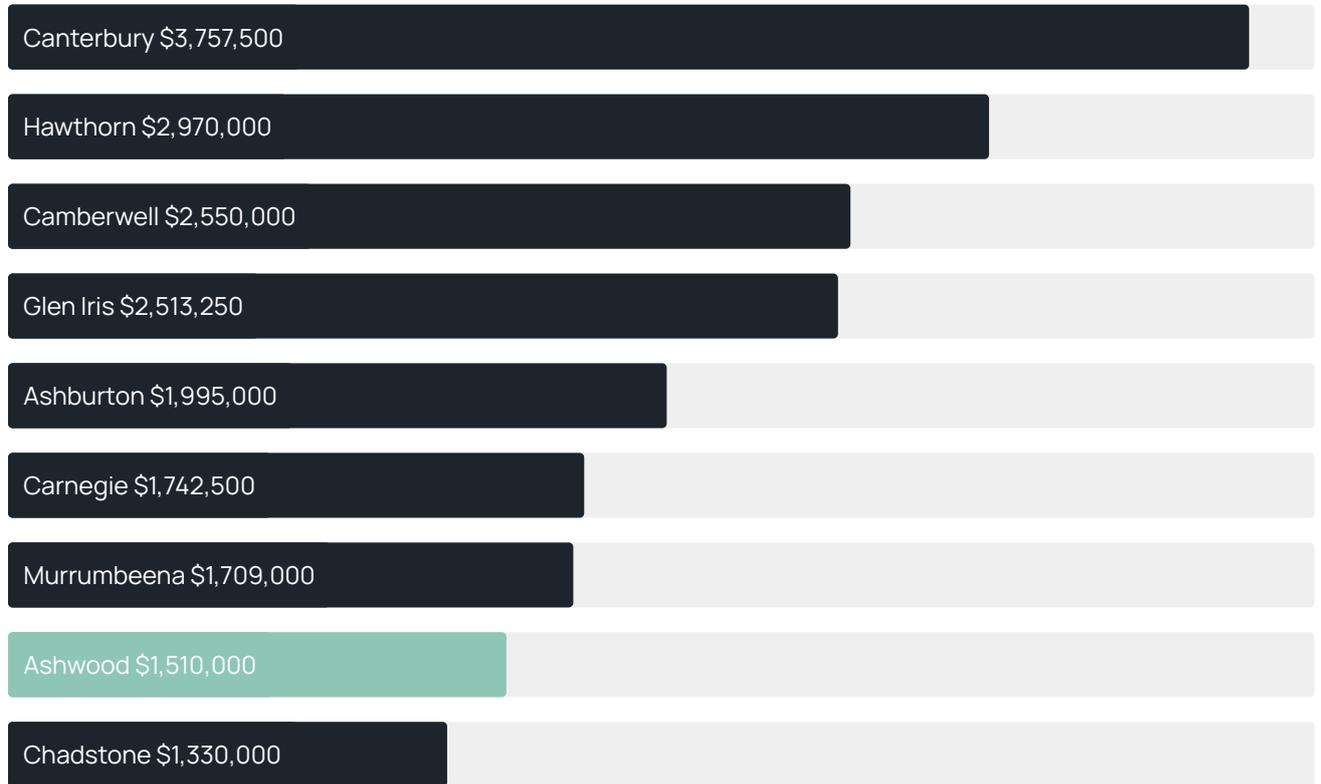
Quarterly price change

15.69% ↑

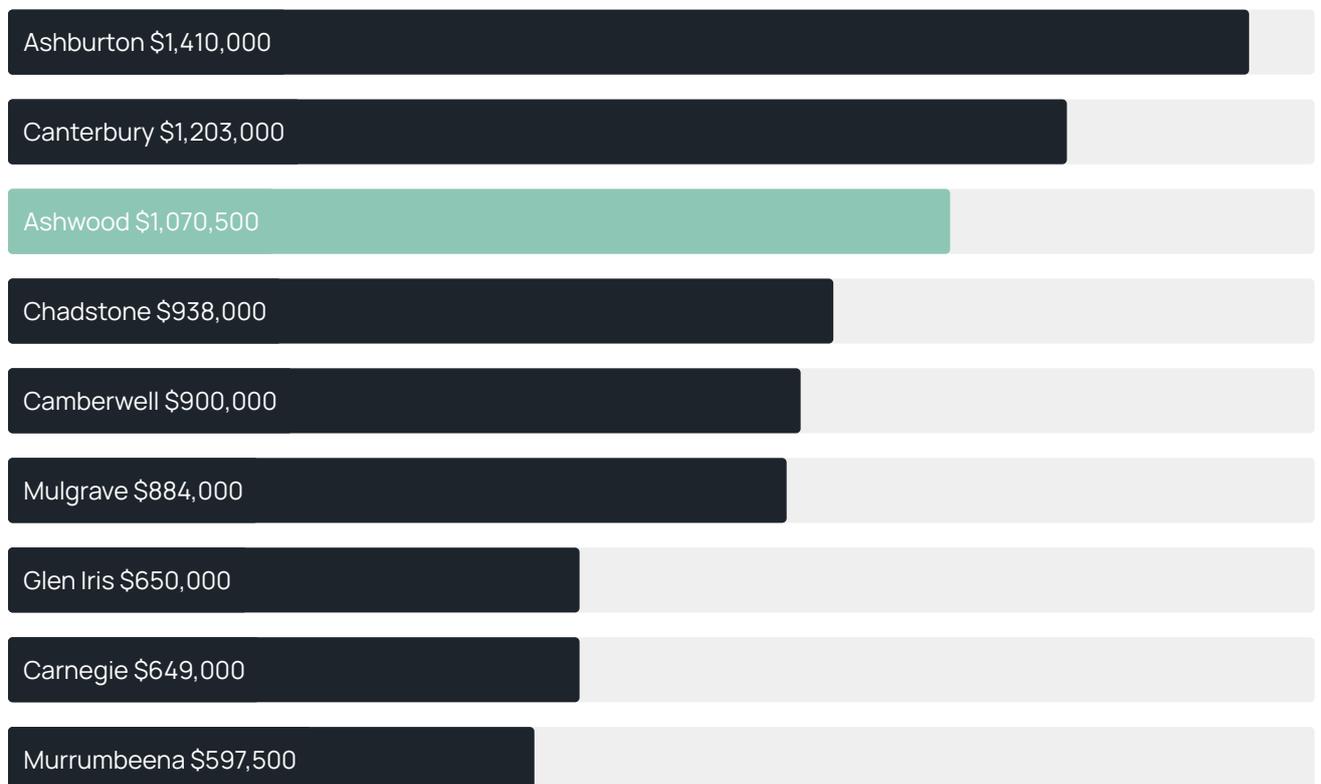
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 64%  
● Private 36%

Auction clearance rate<sup>3</sup>

88.89%

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

29 days

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

29 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>

\$665 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 [jellisCraig.com.au/suburb-reports](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 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
 36 Cleveland Rd Ashwood	3	House	\$1,354,000	21 Feb 2026
 16/36-52 Queens Pde Ashwood	3	Unit	\$858,500	01 Feb 2026
 4/5 Hume Ct Ashwood	3	Townhouse	\$920,000	09 Jan 2026
 3 Leonard St Ashwood	3	House	\$1,626,000	13 Dec 2025
 1/5 Montrose St ASHWOOD	3	House	\$960,000	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

## ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/31 Electra Av Ashwood	4	Strata Unit/Flat	\$1,495,000	02 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
 25a Cleveland Rd Ashwood	4	House	\$1,400,000	22 Nov 2025
 2/11 Gubbah Ct Ashwood	2	Flat/Unit/Apartment	\$1,425,000	18 Nov 2025

## ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 24 Silver Ash Av Ashwood	3	House	\$1,581,000	15 Nov 2025
 2/5 Raymond St Ashwood	3	House	\$1,190,000	15 Nov 2025
 1/18 Leonard St Ashwood	3	Unit	\$1,050,000	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
 6 Hazel Ct Ashwood	3	House	\$1,464,000	05 Nov 2025
 1/25 Mulgrave St Ashwood	3	House	\$935,000	31 Oct 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.

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Data is current as of PDF generation date 01/03/2026

- 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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