



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

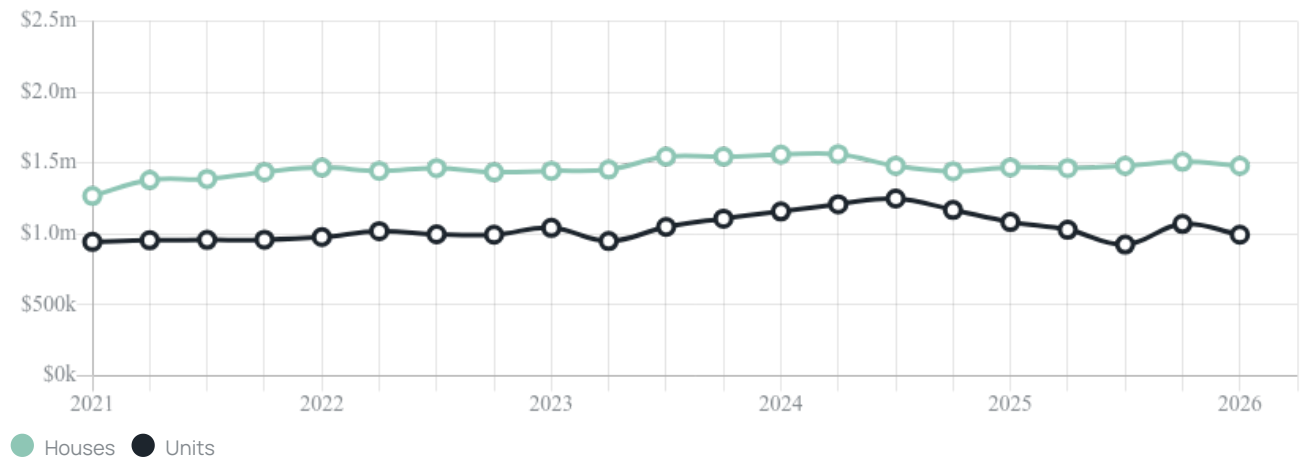
Median

\$995k

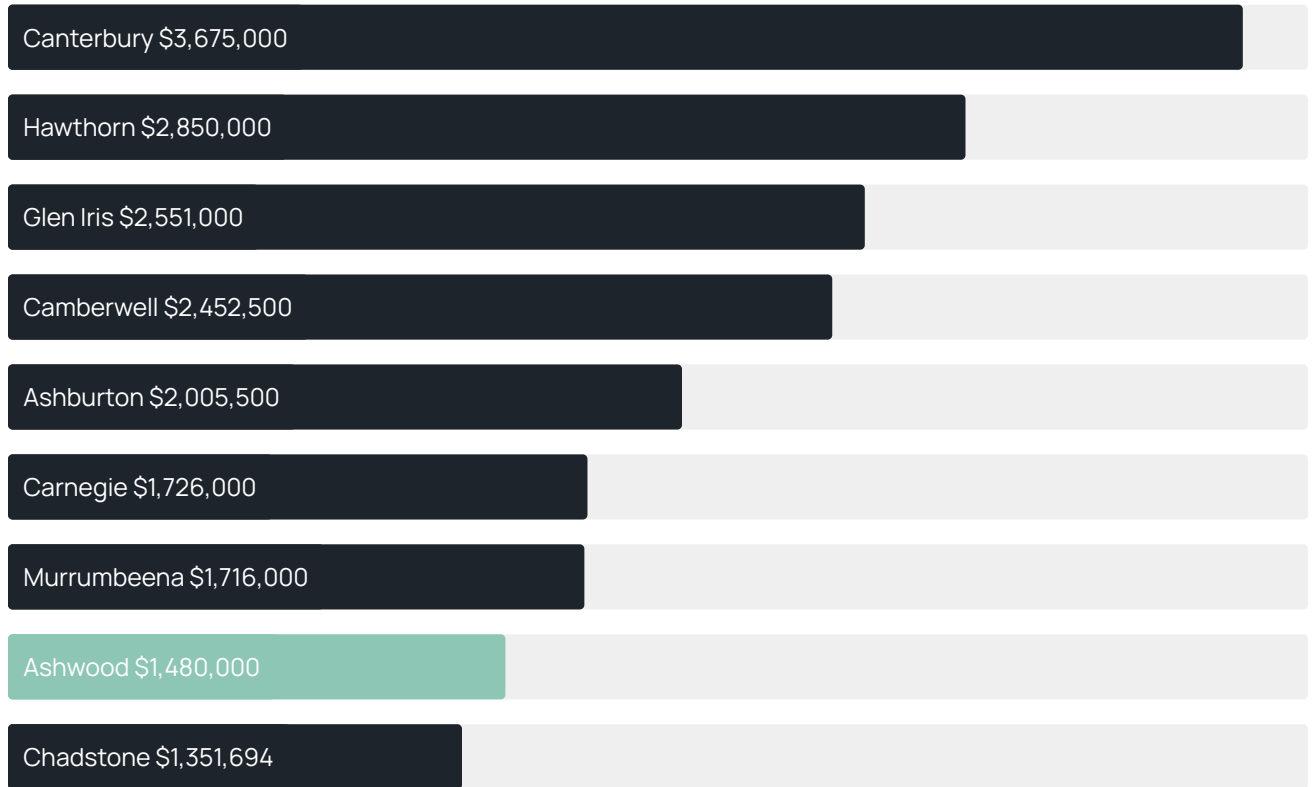
Quarterly price change

-7.05% ↓

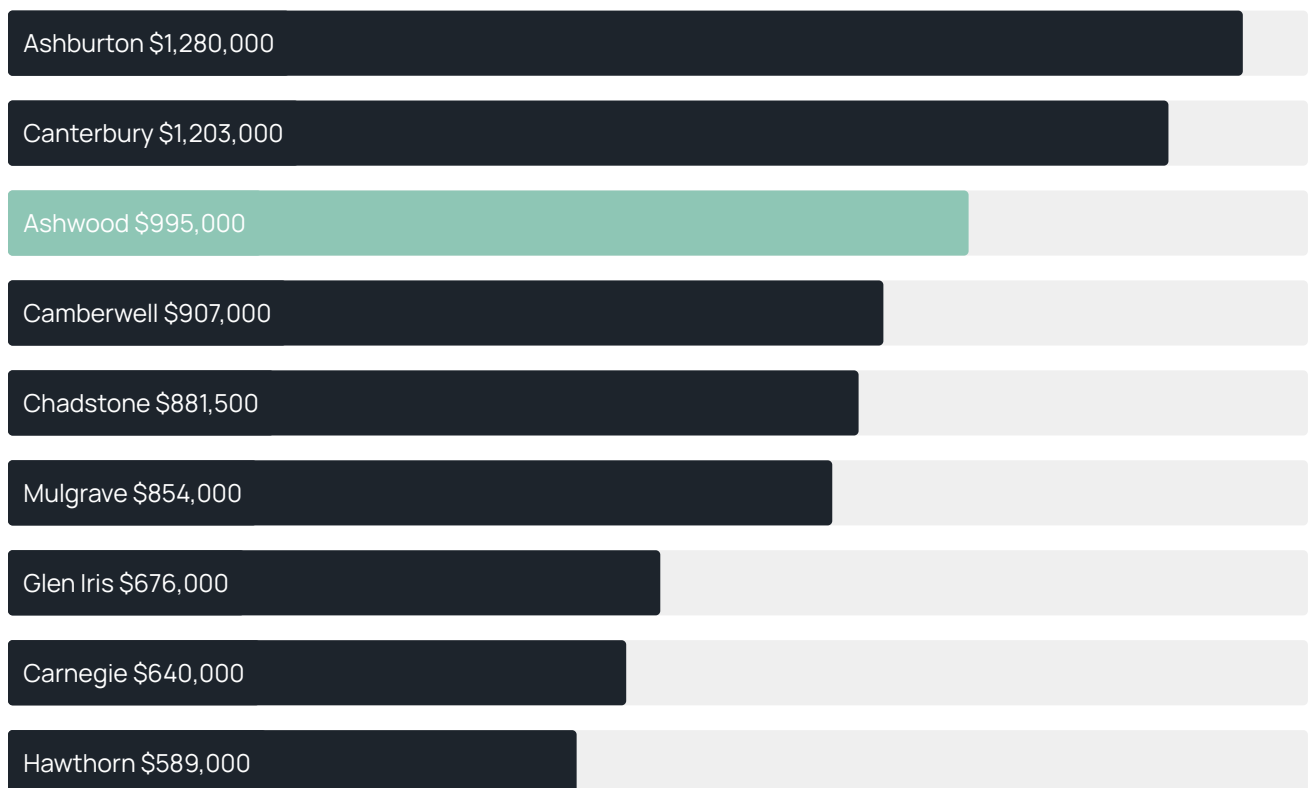
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 79%
● Private 21%

Auction clearance rate³

88.89%

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







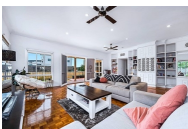



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 561 Warrigal Rd Ashwood	3	House	\$1,065,000	30 Apr 2026
 33 Cleveland Rd Ashwood	3	House	\$1,350,000	11 Apr 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
 1/42 Power Av Ashwood	3	Townhouse	\$1,245,000	19 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

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/38 Electra Av Ashwood	3	Townhouse	\$900,000	21 Feb 2026
 36 Cleveland Rd Ashwood	3	House	\$1,354,000	21 Feb 2026
 65 Barrington Dr Ashwood	4	House	\$1,480,000	21 Feb 2026
 10 Cudgee Ct Ashwood	2	Townhouse	\$770,000	15 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
 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
 60 High Street Rd ASHWOOD	3	House	\$1,370,000	23 Dec 2025

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Address	Bedrooms	Type	Price	Sold
 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
 9 Beechwood Tce Ashwood	4	House	\$2,038,000	11 Dec 2025
 1/2 Yunki Ct Ashwood	4	Townhouse	\$1,621,000	04 Dec 2025
 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



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 01/05/2026

- 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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