



Ashwood

Suburb Report



Your connection to property insights



JellisCraig

ASHWOOD SUBURB REPORT

Median house price¹

Median

\$1.39m

Quarterly price change

-0.40% ↓

Median unit price¹

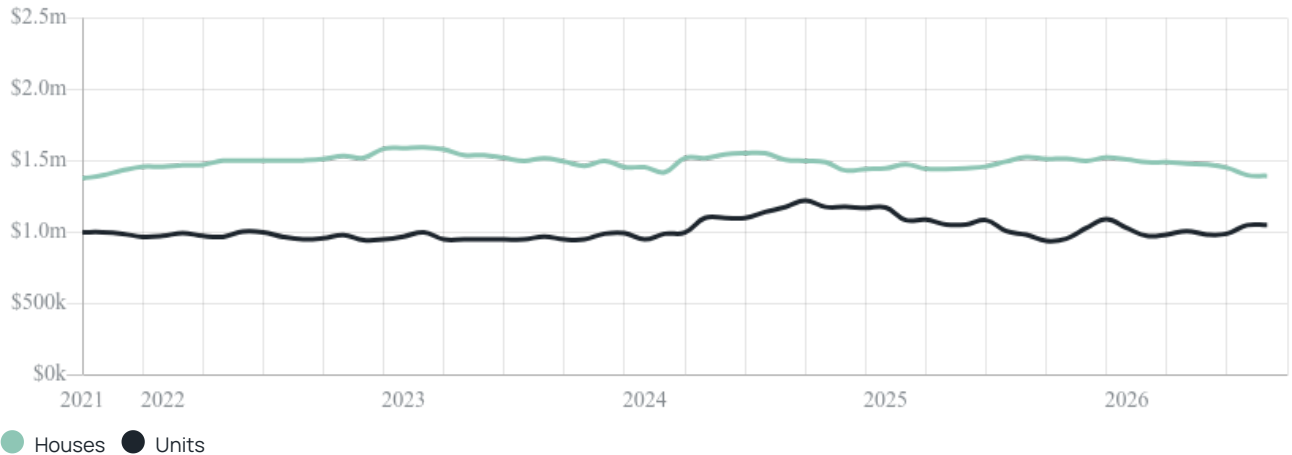
Median

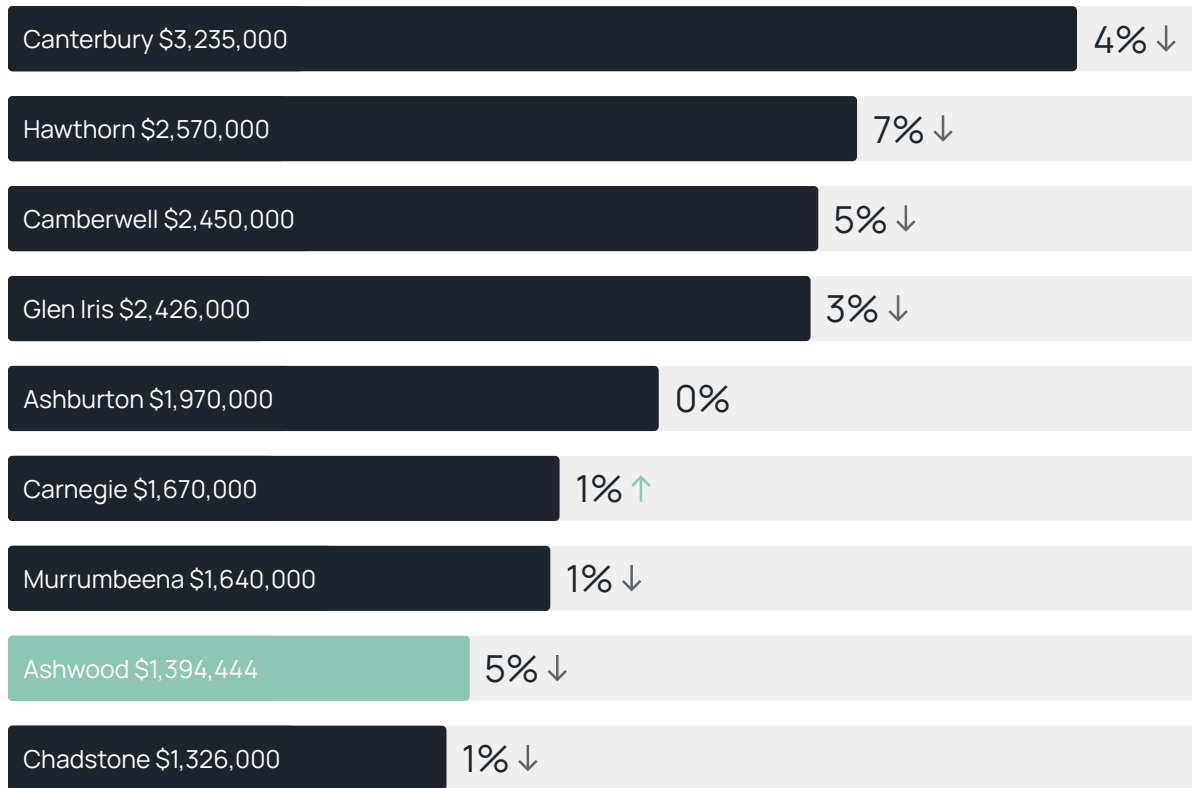
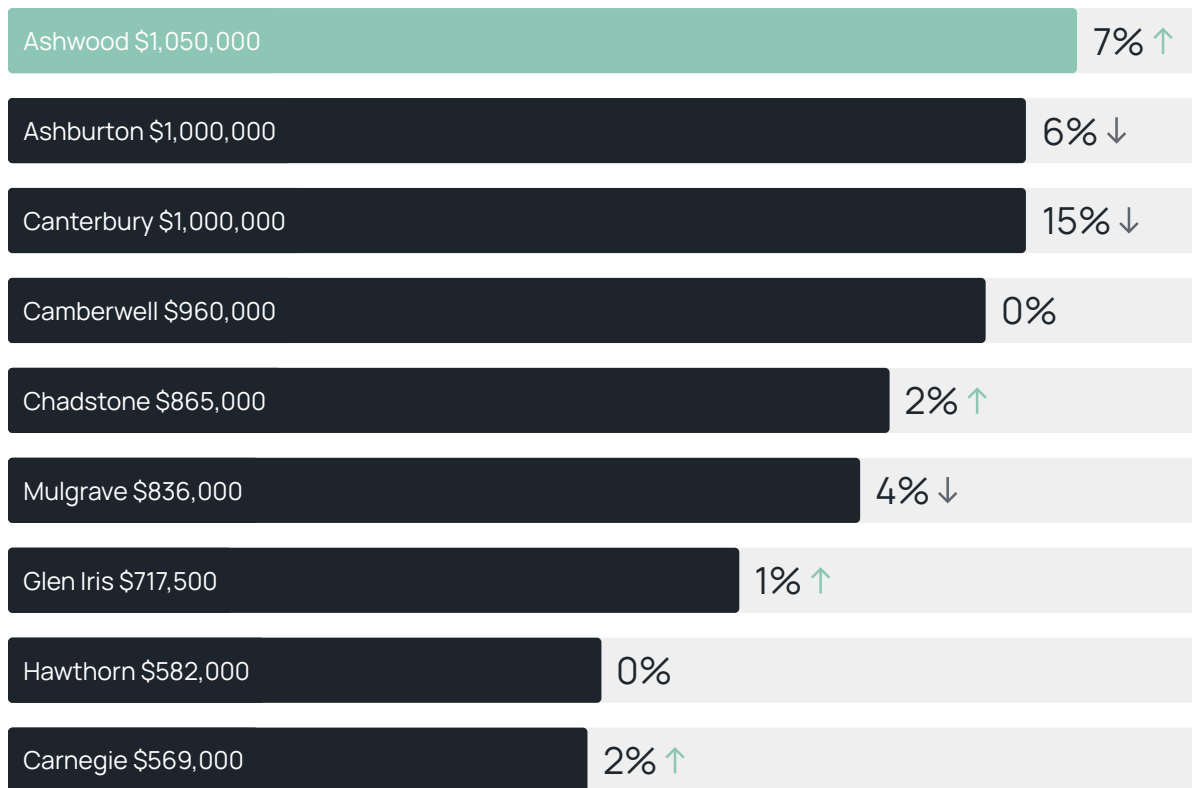
\$1.05m

Quarterly price change

0.00% ↓

Ashwood quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 69%
● Private 31%

Auction clearance rate³

62.5%

Median days on market³

House

Unit

30 days

30 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

House

Unit

15.1 years

13.3 years

Dwelling type⁵

● Houses 66% ● Units 34%

Ownership⁵

● Owned outright 30% ● Mortgaged 32% ● Rented 38%

Population⁵

7,154

Median asking rent per week¹

Unit

\$710

\$740

Population growth⁵

3.89%

Rental yield¹

House

Unit

2.96%

4.13%

Median age⁵

39 years

Median household size⁵

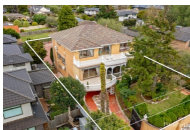
2.5 people

Recent Ashwood sales²

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
 13 Aweta Street Ashwood	3	House	Undisclosed	30 Sep 2026
 41 Salisbury Road Ashwood	3	Townhouse	Undisclosed	26 Sep 2026
 10 Lavidge Road Ashwood	3	House	Undisclosed	22 Sep 2026
 13A May Park Avenue Ashwood	4	Townhouse	Undisclosed	19 Sep 2026
 6/10-12 Reid Street Ashwood	2	Unit	\$885,000	19 Sep 2026
 35 Douglas Street Ashwood	4	House	Undisclosed	10 Sep 2026
 2/2 Karrin Court Ashwood	4	Townhouse	\$1,185,000	09 Sep 2026
 2/21 Electra Avenue Ashwood	2	Townhouse	Undisclosed	08 Sep 2026
 43 Carlyle Street Ashwood	3	House	Undisclosed	07 Sep 2026
 18 Yertchuk Avenue Ashwood	2	House	\$601,000	05 Sep 2026

ASHWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Katta Court Ashwood	5	House	\$1,272,000	16 Aug 2026
 17 Teck Street Ashwood	3	House	\$1,170,000	15 Aug 2026
 8 Winbirra Parade Ashwood	2	Unit	Undisclosed	08 Aug 2026
 2/137 Huntingdale Road Ashwood	2	Unit	\$770,000	05 Aug 2026
 74 High Street Road Ashwood	5	House	\$1,800,000	01 Aug 2026
 44 Silver Ash Avenue Ashwood	3	House	\$1,400,000	18 Jul 2026
 4 Electra Avenue Ashwood	3	House	\$1,280,000	16 Jul 2026
 5 Moore Street Ashwood	3	House	Undisclosed	16 Jul 2026
 1/2 Julie Court Ashwood	4	Townhouse	\$1,130,000	13 Jul 2026
 2/25 Cleveland Road Ashwood	4	Townhouse	Undisclosed	30 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 62 Ashwood Drive Ashwood	3	House	\$1,388,880	24 Jun 2026
 1/11 Railway Avenue Ashwood	4	Townhouse	\$1,270,000	20 Jun 2026
 2/40 Winbirra Parade Ashwood	3	Townhouse	\$1,185,000	20 Jun 2026
 1/36 Jordan Street Ashwood	2	Unit	Undisclosed	11 Jun 2026
 2/31 Electra Avenue Ashwood	4	Townhouse	\$1,230,000	10 Jun 2026
 20/36-52 Queens Parade Ashwood	2	Unit	Undisclosed	10 Jun 2026
 3/7A Jordan Street Ashwood	3	Villa	\$1,050,000	30 May 2026
 17 Jordan Street Ashwood	3	House	Undisclosed	29 May 2026
 8/5 Yunki Court Ashwood	3	Townhouse	\$990,000	18 May 2026
 1/4 Douglas Street Ashwood	2	House	\$942,000	16 May 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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