



Cheltenham

Suburb Report



Your connection to property insights



JellisCraig

CHELTHENHAM SUBURB REPORT

Median house price¹

Median

\$1.31m

Quarterly price change

0.43% ↑

Median unit price¹

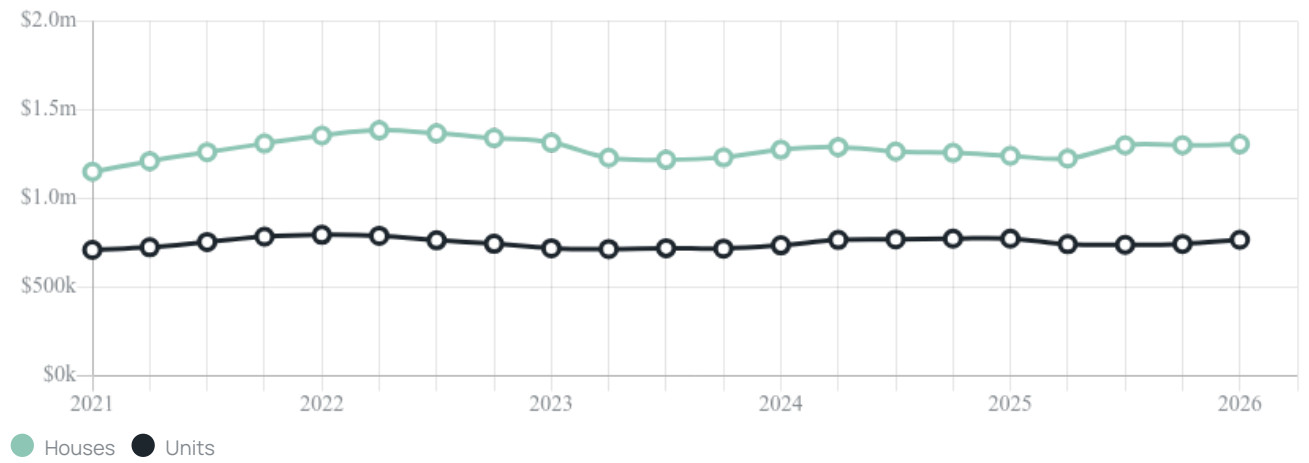
Median

\$767k

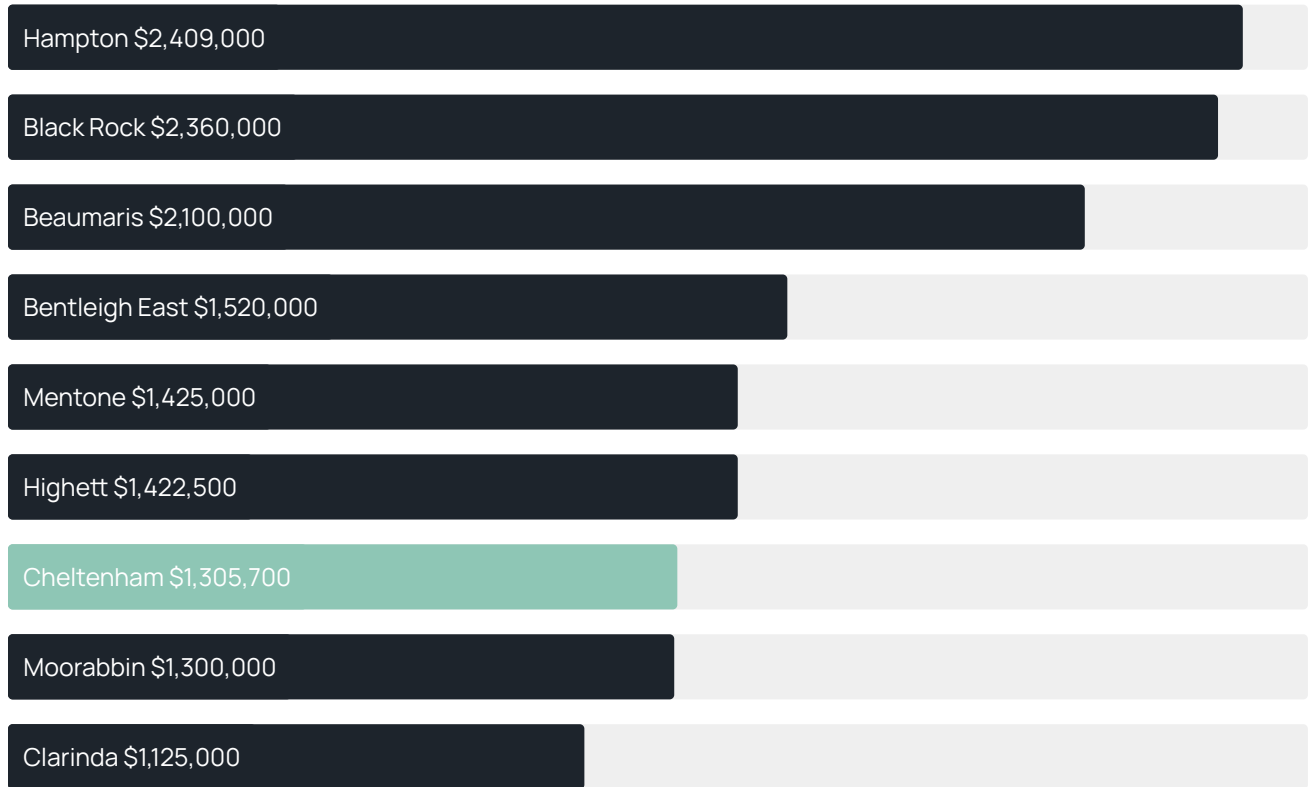
Quarterly price change

3.16% ↑

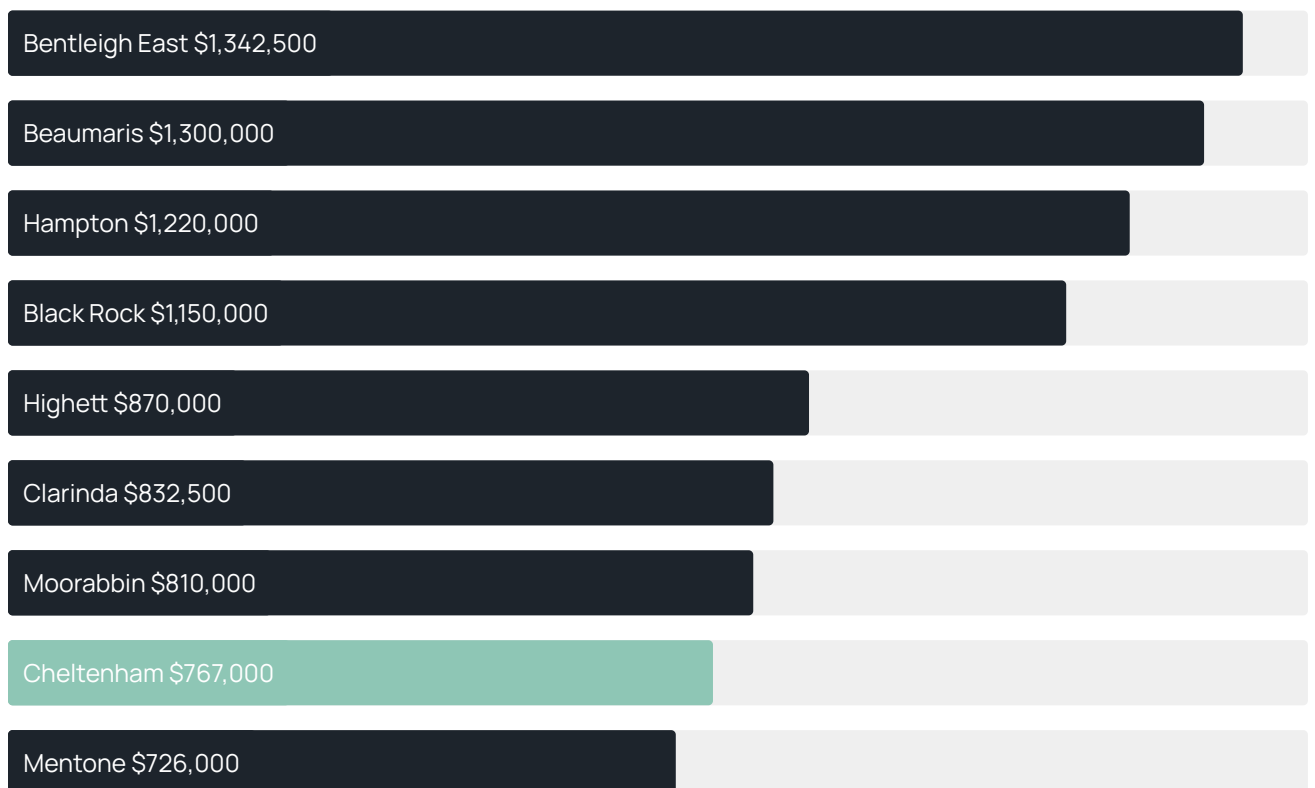
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 65%
● Private 35%

Auction clearance rate³

78.82%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.7 years

Dwelling type⁵



● Houses 58% ● Units 42%

Ownership⁵



● Owned outright 36% ● Mortgaged 40% ● Rented 24%

Population⁵

23,992

Median asking rent¹

\$760 per week

Population growth⁵

7.63%

Rental yield¹

2.88%

Median age⁵

40 years











Median household size⁵

2.4 people











CHELTENHAM SUBURB REPORT

Recent Cheltenham 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 |
|---|----------|-----------|-------------|-------------|
|  8/1305-1307 Nepean Hwy Cheltenham | 2 | Townhouse | \$708,000 | 22 Apr 2026 |
|  11 Harvey Ct Cheltenham | 4 | House | \$1,482,500 | 22 Apr 2026 |
|  70 Evesham Rd Cheltenham | 3 | House | \$1,200,000 | 20 Apr 2026 |
|  2/1345 Nepean Hwy Cheltenham | 3 | Townhouse | \$1,176,000 | 18 Apr 2026 |
|  3 Tulip Gr Cheltenham | 3 | House | \$1,405,000 | 18 Apr 2026 |
|  7b Luxmoore St Cheltenham | 4 | Townhouse | \$1,550,000 | 18 Apr 2026 |
|  4/6 Bellevue Rd Cheltenham | 2 | Apartment | \$617,000 | 17 Apr 2026 |
|  36 Primrose Av Cheltenham | 3 | Townhouse | \$920,000 | 17 Apr 2026 |
|  5/6 Jean St Cheltenham | 2 | Townhouse | \$690,000 | 14 Apr 2026 |
|  5 Joami St Cheltenham | 9 | House | \$1,520,000 | 14 Apr 2026 |

CHELTENHAM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  203/1228 Nepean Hwy Cheltenham | 2 | Apartment | \$560,000 | 13 Apr 2026 |
|  1/7 Glebe Av Cheltenham | 4 | Townhouse | \$1,340,000 | 13 Apr 2026 |
|  65 Centre Dandenong Rd Cheltenham | 4 | House | \$1,475,000 | 13 Apr 2026 |
|  208/30 Garfield St Cheltenham | 3 | Apartment | \$881,000 | 11 Apr 2026 |
|  1/17 Kayden St Cheltenham | 2 | Unit | \$908,000 | 11 Apr 2026 |
|  30 Brampton St Cheltenham | 3 | House | \$1,060,000 | 10 Apr 2026 |
|  5/198-200 Charman Rd Cheltenham | 3 | Townhouse | \$1,078,000 | 09 Apr 2026 |
|  201/30 Munro Av Cheltenham | 2 | Apartment | \$700,000 | 07 Apr 2026 |
|  1/38 Eden St Cheltenham | 2 | Unit | \$815,000 | 04 Apr 2026 |
|  505/1228 Nepean Hwy Cheltenham | 2 | Apartment | \$530,000 | 03 Apr 2026 |

CHELTENHAM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  2/23 Jean St Cheltenham | 2 | Townhouse | \$715,000 | 01 Apr 2026 |
|  1/3 Bayliss St Cheltenham | 3 | Unit | \$952,000 | 28 Mar 2026 |
|  1/25 Wedd St Cheltenham | 3 | Townhouse | \$1,110,000 | 28 Mar 2026 |
|  4/60 Wilson St Cheltenham | 3 | Townhouse | \$1,085,000 | 28 Mar 2026 |
|  4 Everest Dr Cheltenham | 3 | Unit | \$930,000 | 28 Mar 2026 |
|  29 Judd Pde Cheltenham | 3 | House | \$1,335,000 | 28 Mar 2026 |
|  1/3 Stanley Av Cheltenham | 3 | Townhouse | \$1,120,000 | 28 Mar 2026 |
|  2 Mena Av Cheltenham | 4 | House | \$1,285,000 | 28 Mar 2026 |
|  4/204 Warrigal Rd CHELTENHAM | 2 | Unit | \$540,000 | 27 Mar 2026 |
|  301/1 Moola Ct Cheltenham | 2 | Apartment | \$860,000 | 25 Mar 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 01/05/2026

- 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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