



Eaglemont

Suburb Report



Your connection to property insights



JellisCraig

EAGLEMONT SUBURB REPORT

Median house price¹

Median

\$2.58m

Quarterly price change

7.99% ↑

Median unit price¹

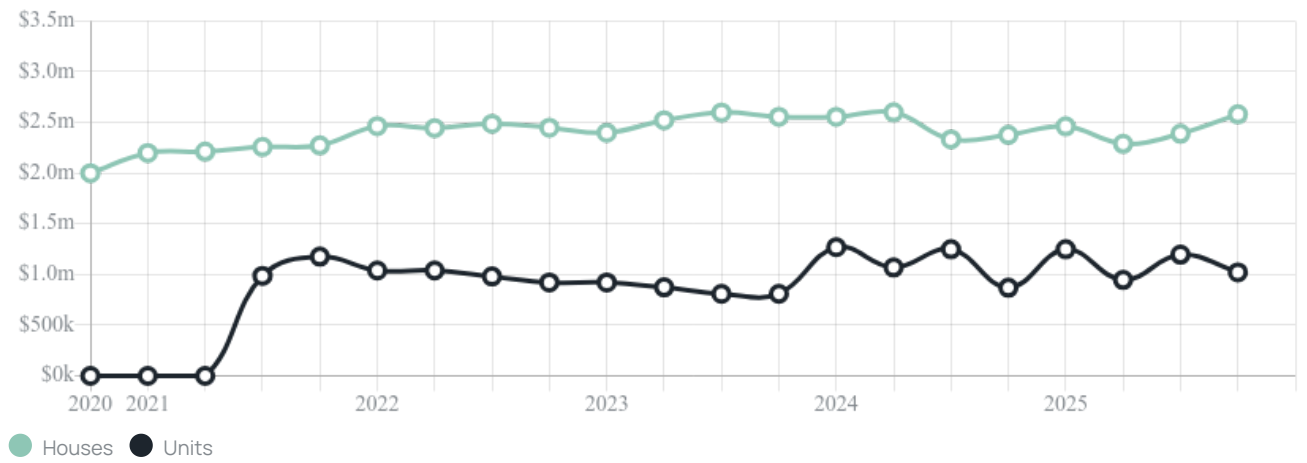
Median

\$1.02m

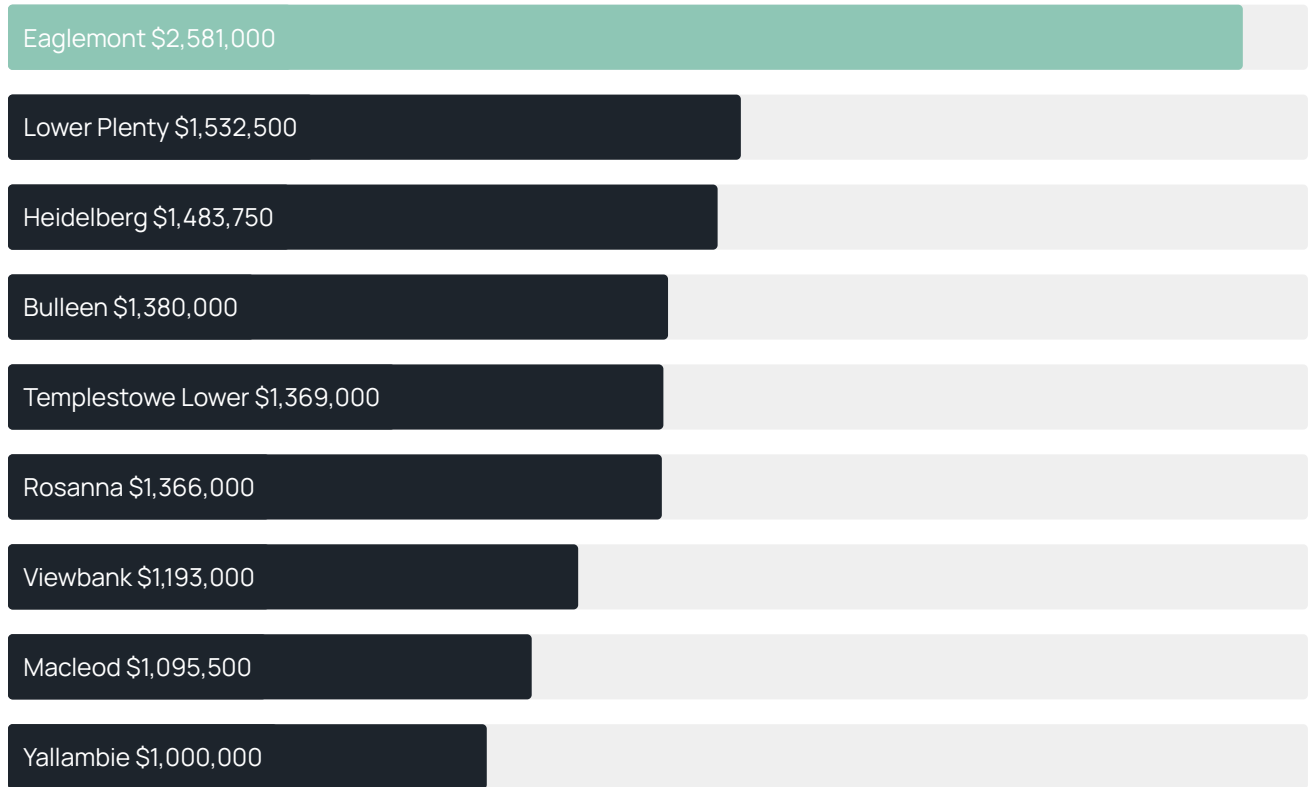
Quarterly price change

-14.59% ↓

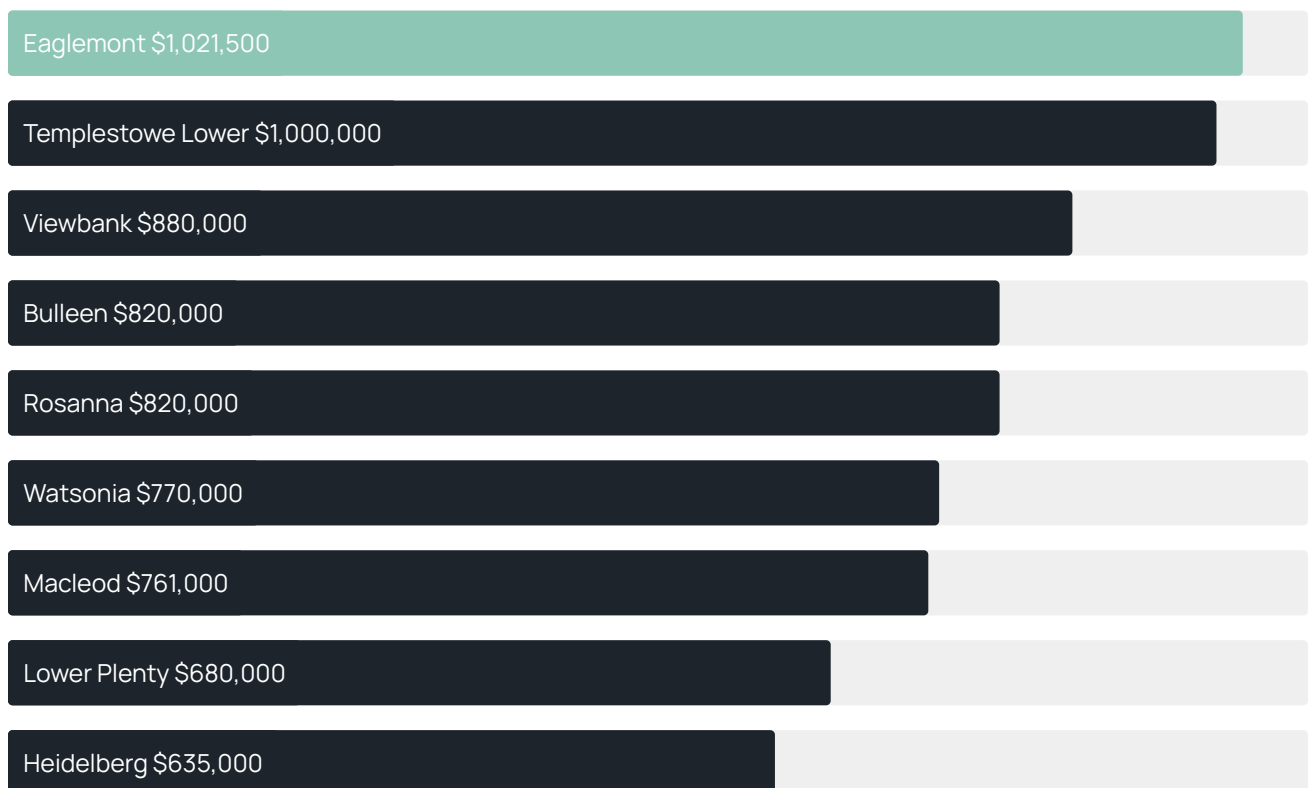
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 39%
● Private 61%

Auction clearance rate³

66.67%

Median days on market³

42 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

9.2 years

Dwelling type⁵



● Houses 79% ● Units 21%

Ownership⁵



● Owned outright 52% ● Mortgaged 31% ● Rented 18%

Population⁵

3,960

Median asking rent¹

\$853 per week

Population growth⁵

2.25%

Rental yield¹

1.79%

Median age⁵

46 years







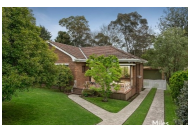


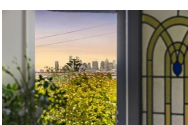
Median household size⁵

2.7 people











EAGLEMONT SUBURB REPORT

Recent Eaglemont sales







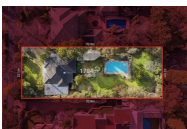



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 26 Silverdale Rd Eaglemont	4	House	\$3,100,000	24 Mar 2026
 27 Odenwald Rd Eaglemont	3	House	\$2,375,000	11 Mar 2026
 440 Lower Heidelberg Rd Eaglemont	3	House	\$1,590,000	10 Mar 2026
 2/55 Durham St Eaglemont	3	Unit	\$970,000	07 Mar 2026
 117d Studley Rd Eaglemont	2	Flat/Unit/Apartment	\$841,000	20 Feb 2026
 2/12 Ashby Gr Eaglemont	2	Unit	\$800,000	13 Feb 2026
 47 Glenard Dr Eaglemont	3	House	\$1,750,000	11 Feb 2026
 8 Glenard Dr Eaglemont	4	House	\$2,750,000	03 Feb 2026
 7A Alandale Rd Eaglemont	4	House	\$1,899,000	16 Dec 2025
 51 Ormond Rd Eaglemont	3	House	\$1,810,000	13 Dec 2025

EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Caerleon Ct Eaglemont	4	House	\$2,850,000	13 Dec 2025
 7/14 Ashby Gr Eaglemont	2	Apartment	\$785,000	12 Dec 2025
 3/131 Locksley Rd Eaglemont	3	Townhouse	\$843,000	10 Dec 2025
 36 Ormond Rd Eaglemont	4	House	\$2,255,000	06 Dec 2025
 5/129 Studley Rd Eaglemont	2	Unit	\$800,000	05 Dec 2025
 407 Lower Heidelberg Rd Eaglemont	3	House	\$1,180,000	03 Dec 2025
 3/59 The Righi Eaglemont	1	Unit	\$550,000	02 Dec 2025
 58 Alandale Rd Eaglemont	3	House	\$1,600,000	17 Nov 2025
 30 Odenwald Rd Eaglemont	4	House	\$2,460,000	15 Nov 2025
 22 Hawdon St EAGLEMONT	4	House	\$2,580,000	13 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 24 Glen Dr Eaglemont	3	House	\$2,820,000	07 Nov 2025
 123 The Righi Eaglemont	4	House	\$3,555,000	01 Nov 2025
 4 Hawdon St Eaglemont	3	House	\$2,581,000	25 Oct 2025
 7 Outlook Dr Eaglemont	4	House	\$2,850,000	24 Oct 2025
 5 Outlook Dr Eaglemont	3	House	\$2,750,000	03 Oct 2025
 9/143 Locksley Rd Eaglemont	1	Apartment	\$472,500	29 Sep 2025
 29 Devon St Eaglemont	4	House	\$2,950,000	23 Sep 2025
 67 Castle St Eaglemont	4	House	\$2,360,000	16 Sep 2025
 2/18 Cape St Eaglemont	1	Unit	\$545,000	13 Sep 2025
 2/391 Lower Heidelberg Rd Eaglemont	3	Flat/Unit/Apartment	\$1,250,000	07 Sep 2025



Jellis Craig Ivanhoe
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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 01/04/2026

- 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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