



# Eaglemont Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

EAGLEMONT SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.58m

Quarterly price change

7.99% 

Median unit price<sup>1</sup>

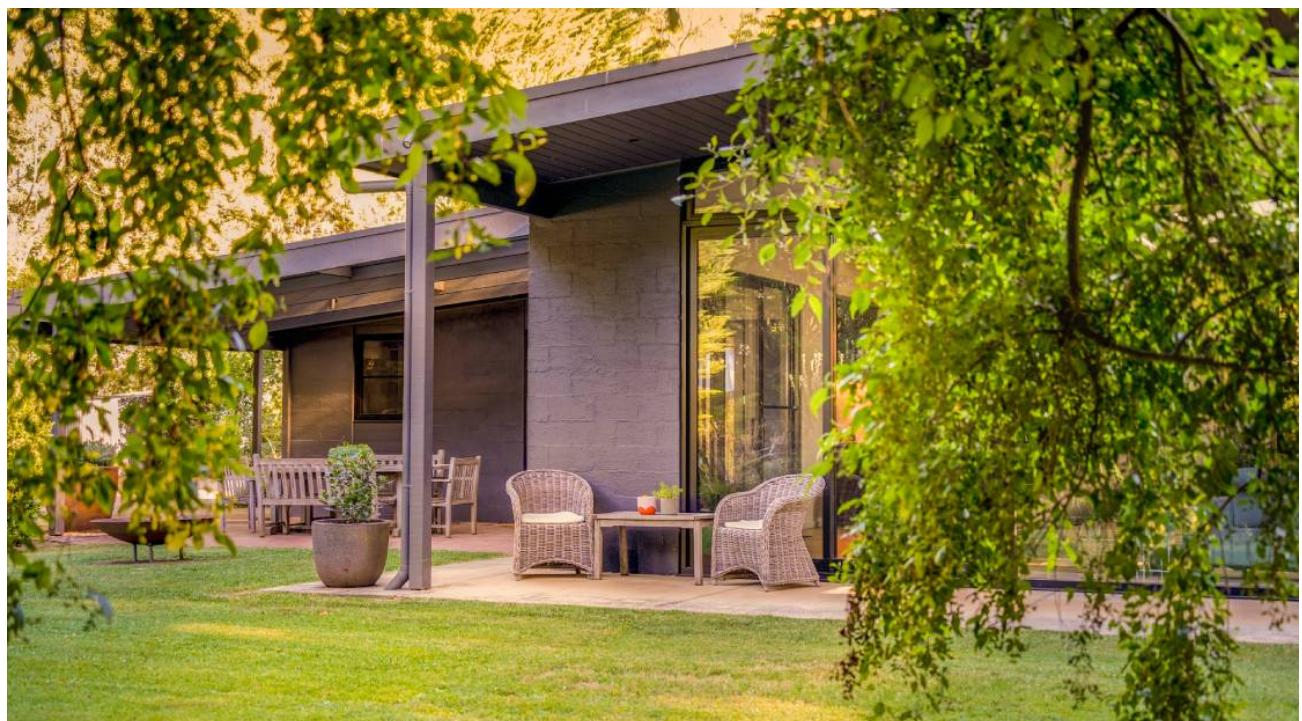
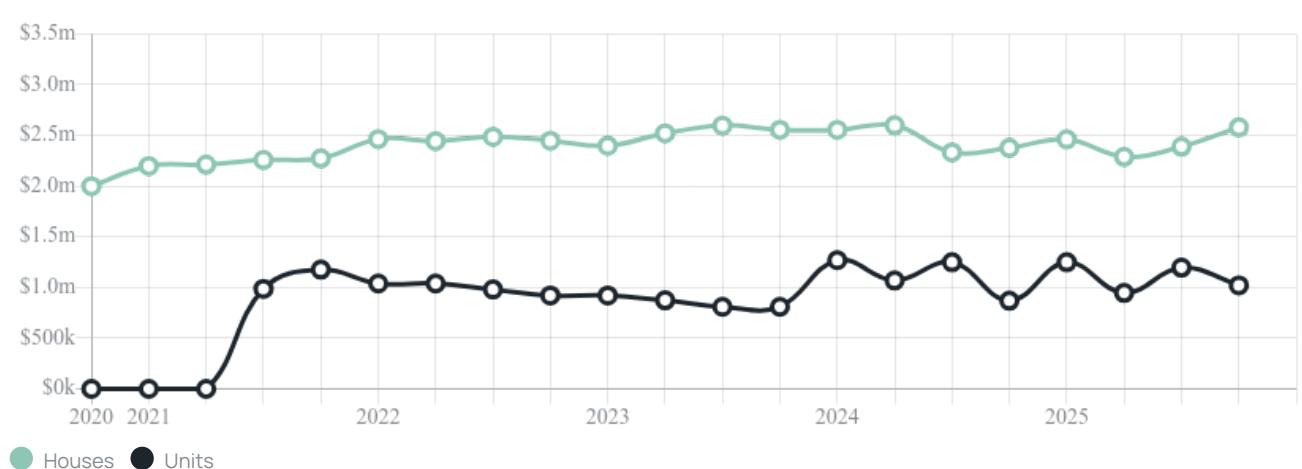
Median

\$1.02m

Quarterly price change

-14.59% 

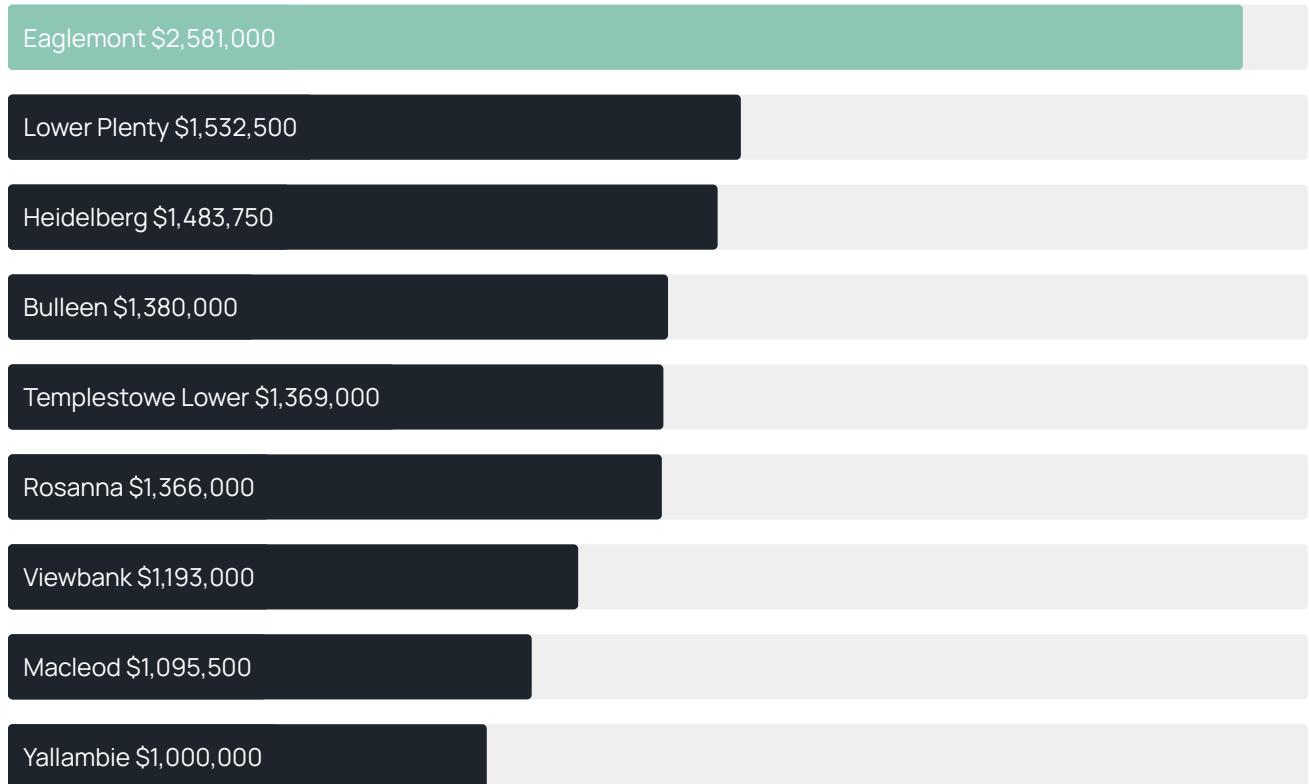
Quarterly price change<sup>1</sup>



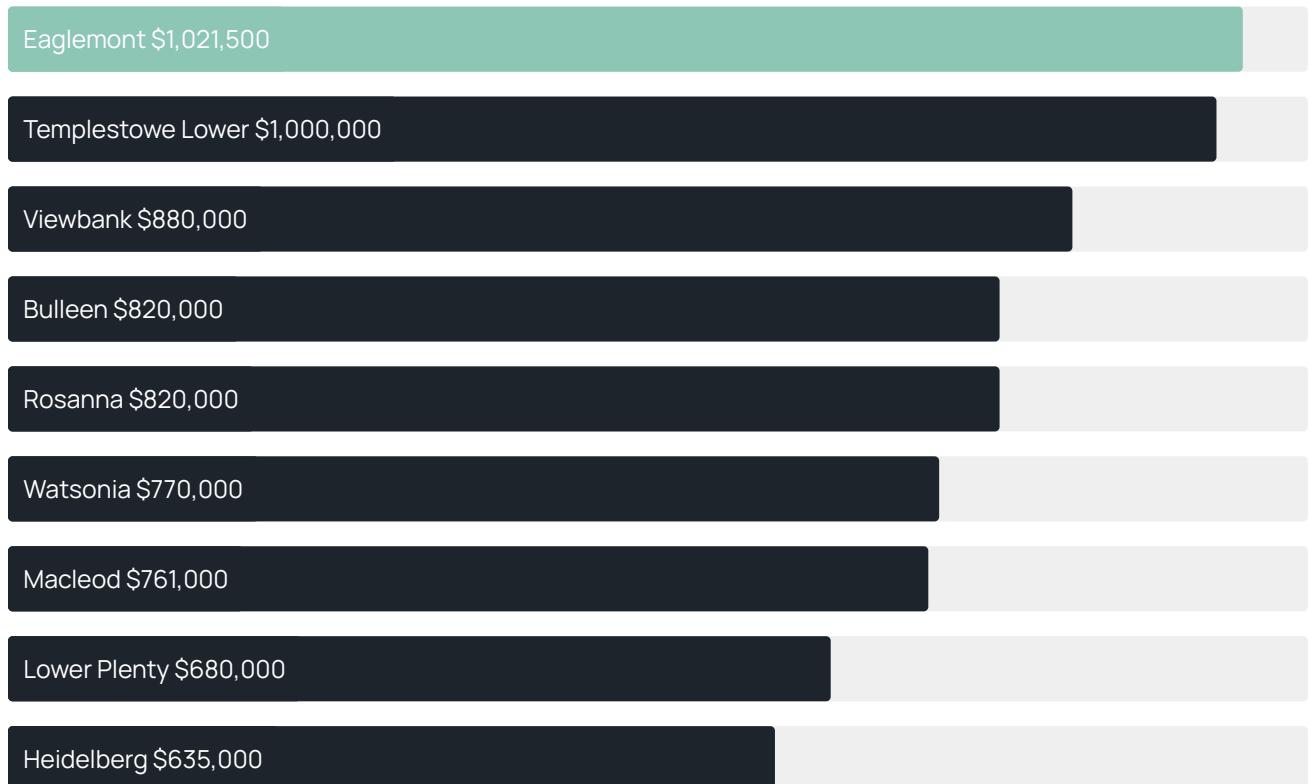
# Surrounding Suburbs

## EAGLEMONT SUBURB REPORT

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



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



# Sales Snapshot

EAGLEMONT SUBURB REPORT

Sale method<sup>2</sup>



● Auction 58%  
● Private 42%

Auction clearance rate<sup>3</sup>

54.55%

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

26 days

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

26 groups

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Average hold period<sup>1</sup>

9.2 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 79% ● Units 21%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

3,960

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Median asking rent<sup>1</sup>

\$853 per week

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Population growth<sup>5</sup>

2.25%

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Rental yield<sup>1</sup>

1.79%

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Median age<sup>5</sup>

46 years

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Median household size<sup>5</sup>

2.7 people

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## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 7A Alandale Rd Eaglemont	4	House	\$1,899,000	16 Dec 2025
 3/131 Locksley Rd Eaglemont	3	Townhouse	\$843,000	10 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
 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

# Sold Properties

## EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 49c Mount St Eaglemont	4	House	\$2,350,000	06 Sep 2025
 11 Warne St Eaglemont	4	House	\$2,250,000	06 Sep 2025
 95 The Righi Eaglemont	3	House	\$2,285,000	06 Sep 2025
 151 Locksley Rd Eaglemont	3	House	\$1,781,000	25 Aug 2025

# Sold Properties

## EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	3	Flat/Unit/Apartment	\$1,310,000	24 Aug 2025
	4	House	\$4,500,000	23 Aug 2025
	4	House	\$3,875,000	23 Aug 2025
	2	Flat/Unit/Apartment	\$780,000	22 Aug 2025
	3	House	\$2,601,000	20 Aug 2025
	3	Townhouse	\$1,196,000	18 Aug 2025
	3	House	\$2,100,000	17 Aug 2025
	3	Townhouse	\$1,818,000	05 Aug 2025
	3	House	\$3,420,000	23 Jul 2025
	3	Townhouse	\$1,270,000	19 Jul 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 01/02/2026

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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