



Eaglemont

Suburb Report



Your connection to property insights



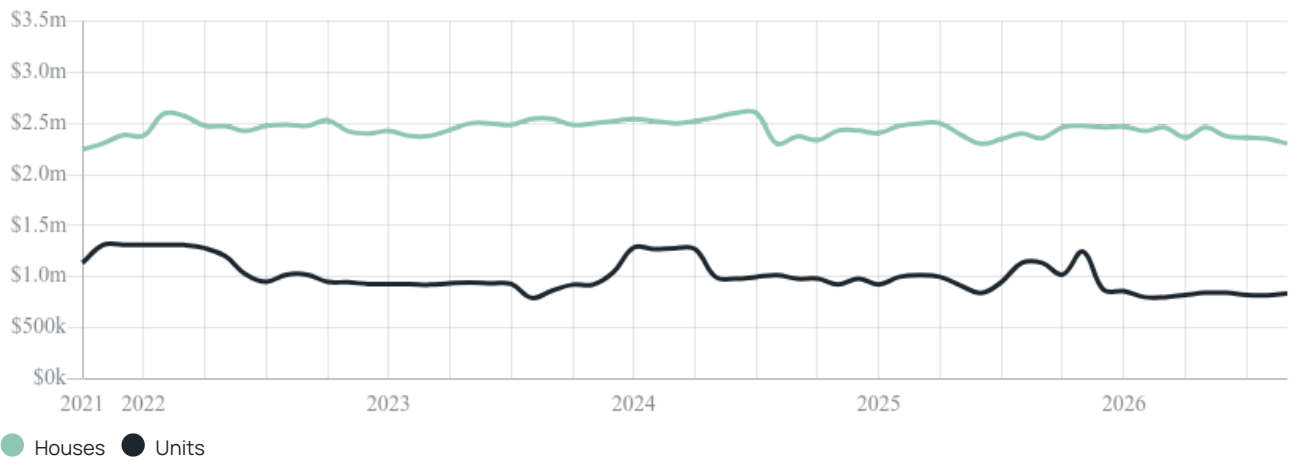
JellisCraig

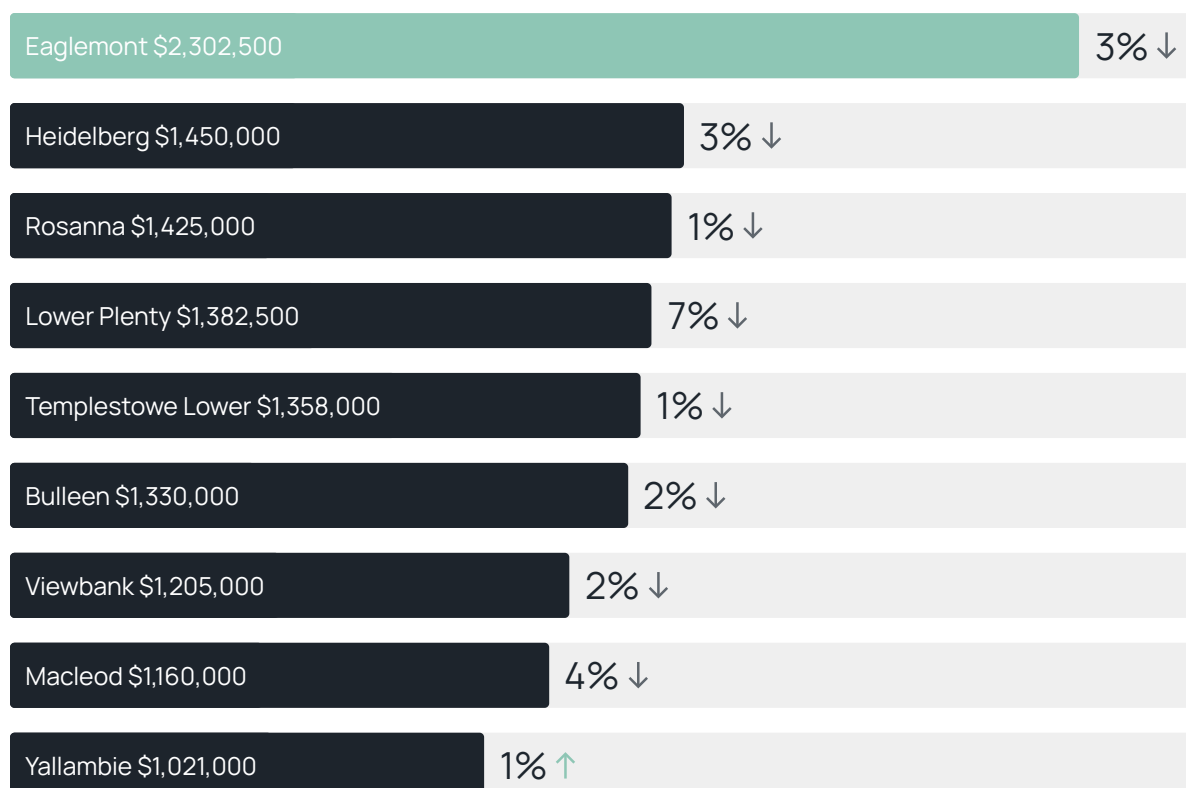
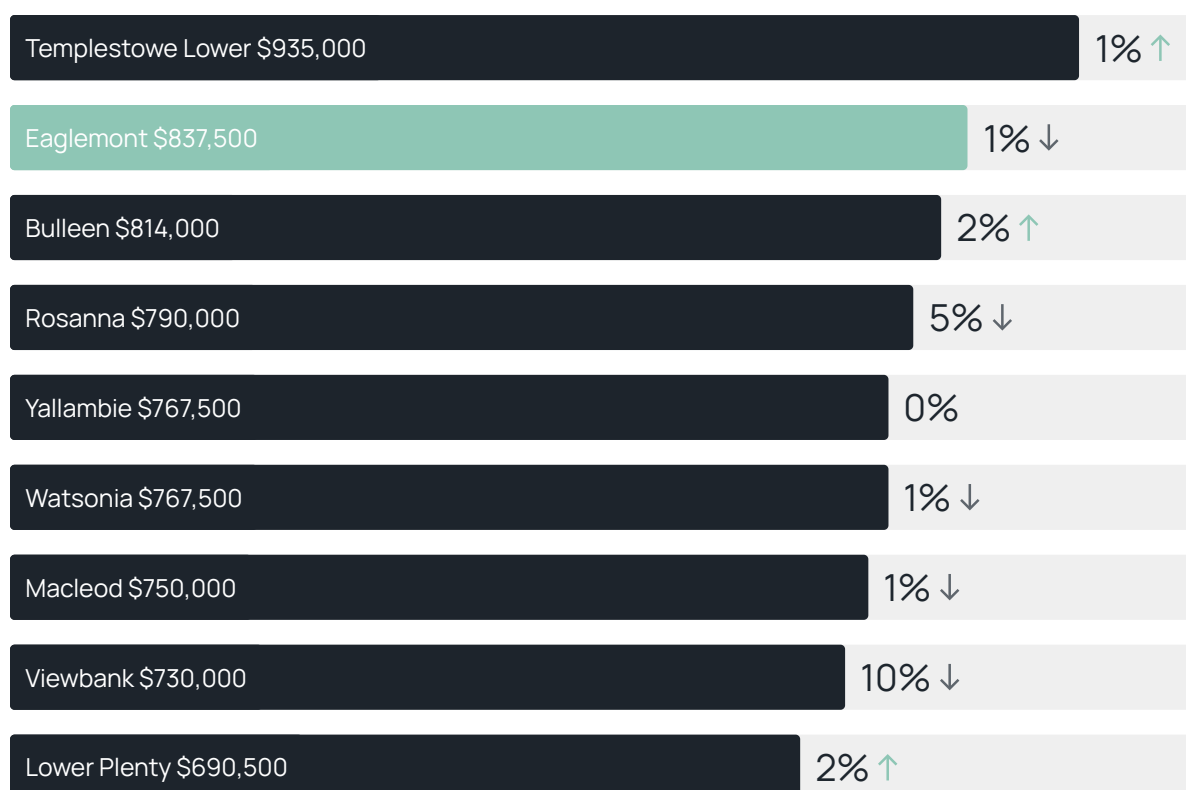
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.30m	-2.02% ↓	\$838k	2.29% ↑

Eaglemont monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 26%
● Private 74%

Auction clearance rate⁴

84%

Median days on market⁵

House

Unit

27 days

58 days

Jellis Craig average inspection attendance per listing⁶

22 groups

Average hold period¹

House

Unit

20.0 years

14.9 years

Dwelling type⁷

● Houses 83% ● Units 17%

Ownership⁷

● Owned outright 50% ● Mortgaged 30% ● Rented 20%

Population⁷

3,960

Population growth⁷

2.25%

Median age⁷

46 years

Median household size⁷

2.7 people

Median asking rent per week¹

House

Unit

\$823

\$580

Rental yield⁸

House

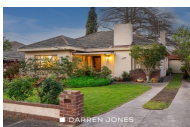
Unit

2.67%

4.57%

Recent Eaglemont sales⁵

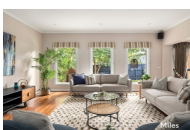
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 4/131 Locksley Road Eaglemont	3	Townhouse	\$880,000	24 Oct 2026
 38 The Righi Eaglemont	4	House	\$3,475,000	21 Oct 2026
 38 Maltravers Road Eaglemont	4	House	Undisclosed	19 Oct 2026
 10 Robina Road Eaglemont	2	House	\$1,720,000	03 Oct 2026
 17A Ormond Road Eaglemont	4	House	\$2,175,000	02 Oct 2026
 65-67 Mount Street Eaglemont	5	House	\$4,600,000	30 Sep 2026
 74 The Eyrie Eaglemont	4	House	\$5,705,000	12 Sep 2026
 4 Wimbledon Grove Eaglemont	3	House	\$1,710,000	12 Sep 2026
 24 Eaglemont Crescent Eaglemont	3	House	Undisclosed	09 Sep 2026
 11/143 Locksley Road Eaglemont	1	Apartment	\$440,000	08 Sep 2026

EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Brooke Street Eaglemont	3	House	\$2,595,000	05 Sep 2026
 78 The Eyrie Eaglemont	3	House	\$2,350,000	29 Aug 2026
 5/111 Studley Road Eaglemont	2	Unit	\$770,000	27 Aug 2026
 418 Upper Heidelberg Road Eaglemont	5	House	\$1,693,000	21 Aug 2026
 66 Maltravers Road Eaglemont	3	House	\$1,850,000	20 Aug 2026
 2/84 The Righi Eaglemont	3	Unit	\$1,440,000	17 Aug 2026
 3/147 Locksley Road Eaglemont	2	Unit	Undisclosed	14 Aug 2026
 3 Thomas Court Eaglemont	4	House	Undisclosed	12 Aug 2026
 46 Ormond Road Eaglemont	5	House	Undisclosed	11 Aug 2026
 24 Glenard Drive Eaglemont	4	House	\$1,755,000	08 Aug 2026

EAGLEMONT SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 103 Banksia Street Eaglemont	5	House	\$1,855,000	05 Aug 2026
 104/33-35 Mount Street Eaglemont	2	Apartment	\$1,025,000	15 Jul 2026
 59 Banksia Street Eaglemont	3	House	\$1,620,000	13 Jul 2026
 3/12 Ashby Grove Eaglemont	2	Unit	\$780,000	07 Jul 2026
 5 Robina Road Eaglemont	2	House	\$1,110,000	25 Jun 2026
 56 Durham Street Eaglemont	5	House	\$2,200,000	15 Jun 2026
 2/114 Maltravers Road Eaglemont	3	Townhouse	\$900,000	09 May 2026
 86 The Righi Eaglemont	3	House	\$1,882,000	04 May 2026
 7A Durham Street Eaglemont	4	House	\$1,400,000	28 Apr 2026
 4 Waldemar Road Eaglemont	2	Unit	\$963,000	18 Apr 2026



Jellis Craig Ivanhoe
153 Upper Heidelberg Road, 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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