



Eaglemont

Suburb Report



Your connection to property insights



JellisCraig

EAGLEMONT SUBURB REPORT

Median house price¹

Median

\$2.42m

Quarterly price change

-1.73% ↓

Median unit price¹

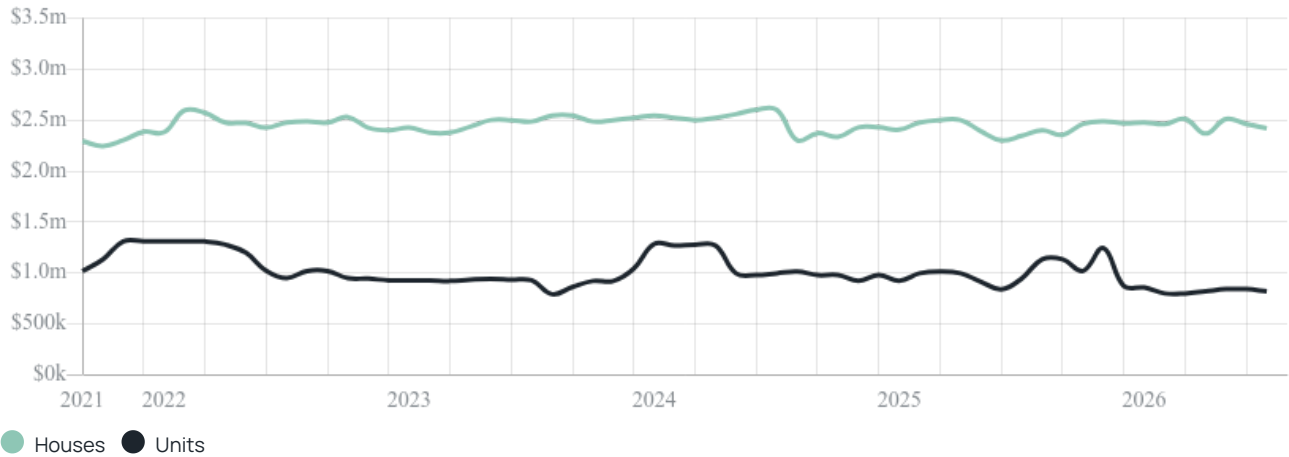
Median

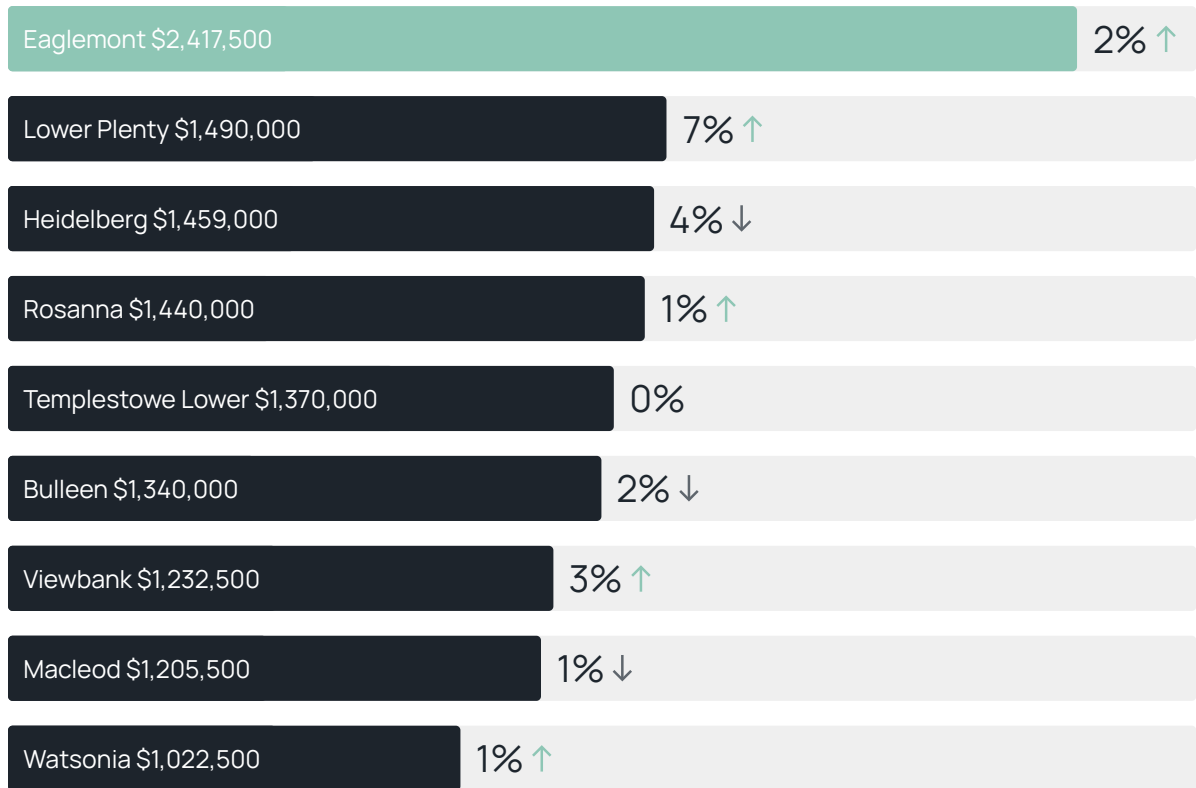
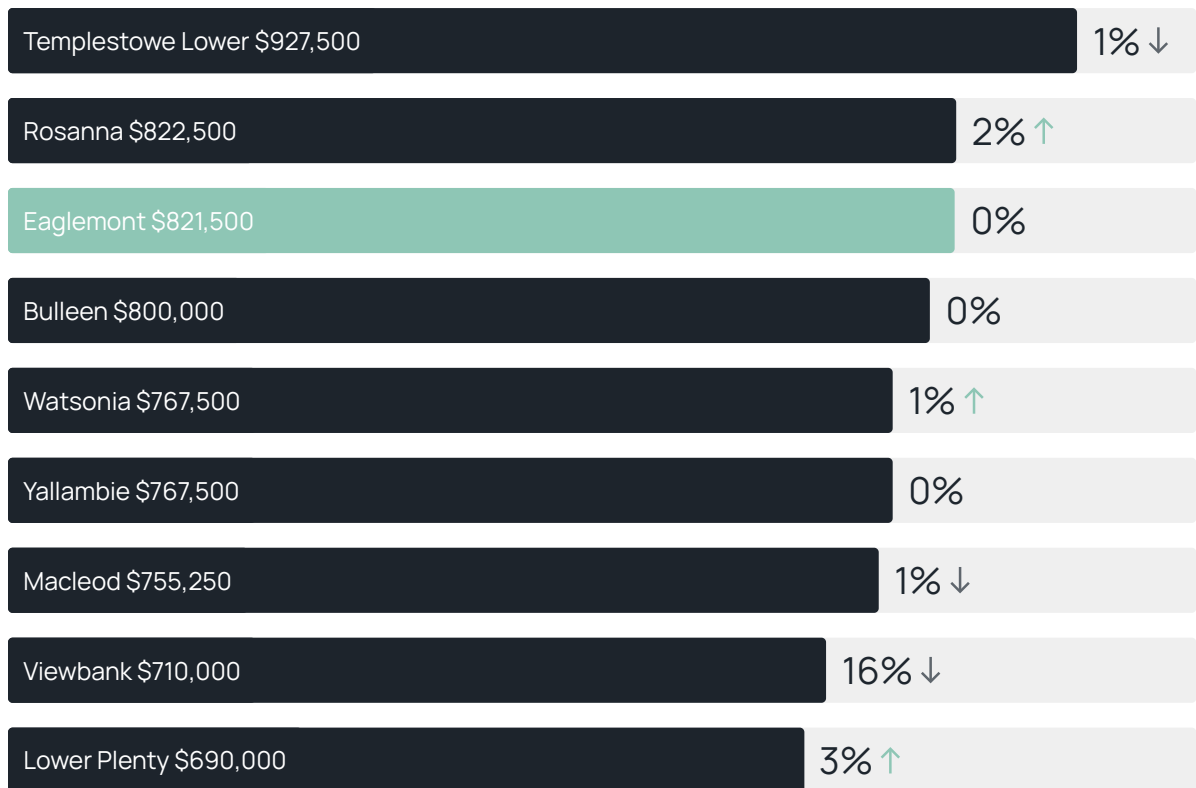
\$822k

Quarterly price change

-2.55% ↓

Eaglemont quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 27%
● Private 73%

Auction clearance rate³

28.57%

Median days on market³

House

Unit

27 days

46 days

Jellis Craig average inspection attendance per listing⁴

38 groups

Average hold period¹

House

Unit

17.6 years

15.2 years

Dwelling type⁵

● Houses 83% ● Units 17%

Ownership⁵

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

Population⁵

3,960

Median asking rent per week¹

Unit

\$840

\$580

Population growth⁵

2.25%

Rental yield¹

House

Unit

2.59%

4.47%

Median age⁵

46 years

Median household size⁵

2.7 people

Recent Eaglemont sales²

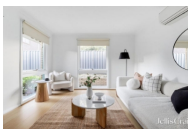
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 78 The Eyrie Eaglemont	3	House	Undisclosed	29 Aug 2026
 5/111 Studley Road Eaglemont	2	Unit	\$770,000	27 Aug 2026
 418 Upper Heidelberg Road Eaglemont	5	House	Undisclosed	21 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
 103 Banksia Street Eaglemont	5	House	Undisclosed	05 Aug 2026
 104/33-35 Mount Street Eaglemont	2	Apartment	\$1,025,000	15 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 59 Banksia Street Eaglemont	3	House	Undisclosed	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
 19 Alandale Road Eaglemont	3	House	\$1,240,000	16 Apr 2026
 54 The Eyrie Eaglemont	4	House	\$6,555,000	15 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 23 Odenwald Road Eaglemont	4	House	\$2,210,000	02 Apr 2026
 2/143 Locksley Road Eaglemont	1	Apartment	\$460,000	31 Mar 2026
 26 Silverdale Road Eaglemont	4	House	\$3,100,000	24 Mar 2026
 31 Hawdon Street Eaglemont	4	House	\$2,700,000	19 Mar 2026
 30 Outlook Drive Eaglemont	6	House	\$3,355,000	19 Mar 2026
 104 Studley Road Eaglemont	4	House	\$2,000,000	19 Mar 2026
 3/11 Silverdale Road Eaglemont	3	Unit	\$800,000	14 Mar 2026
 440 Lower Heidelberg Road Eaglemont	3	House	\$1,590,000	14 Mar 2026
 5/114 Maltravers Road Eaglemont	3	Townhouse	\$940,000	13 Mar 2026
 7 Hawdon Street Eaglemont	4	House	\$2,620,000	13 Mar 2026



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 01/09/2026

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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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