



# Elsternwick Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## ELSTERNWICK SUBURB REPORT

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

Median  
\$2.11m

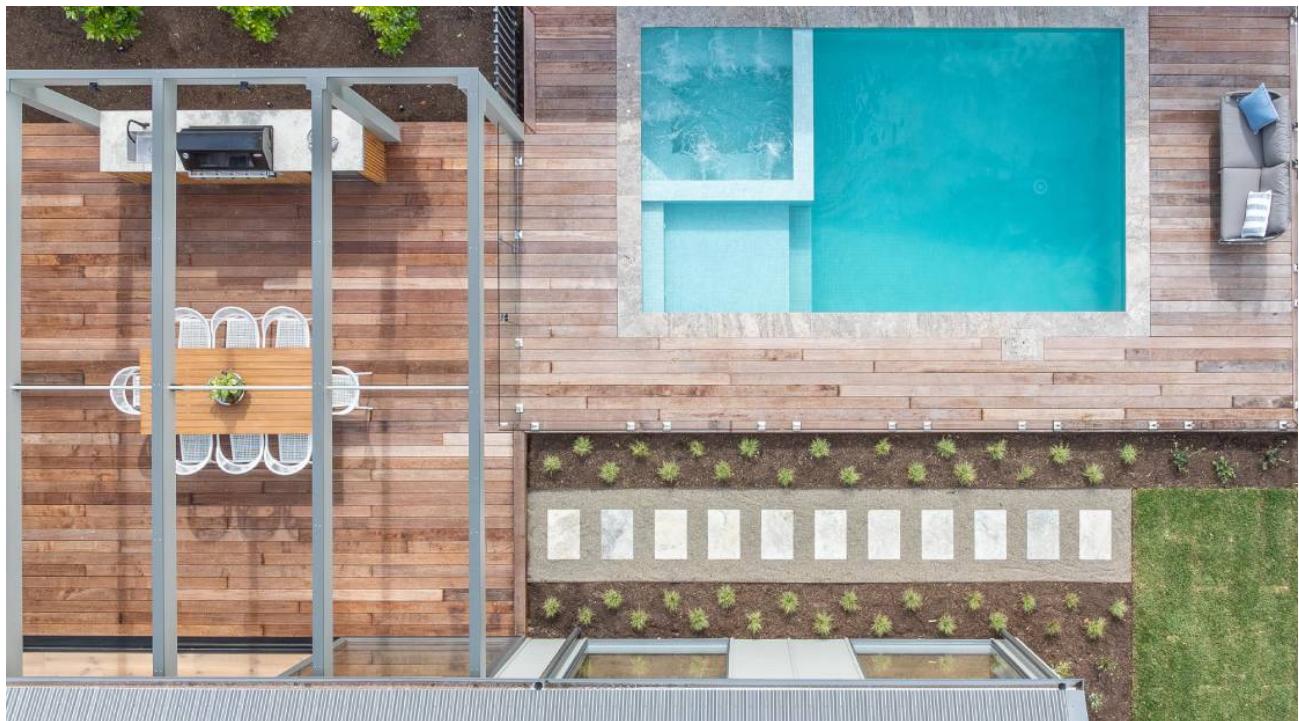
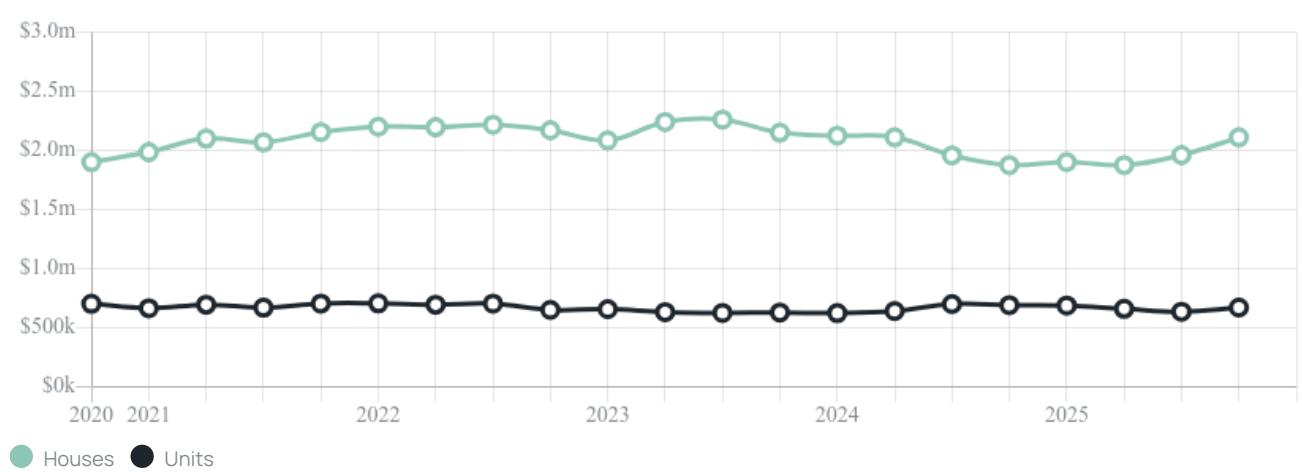
Quarterly price change  
7.65% 

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

Median  
\$671k

Quarterly price change  
5.59% 

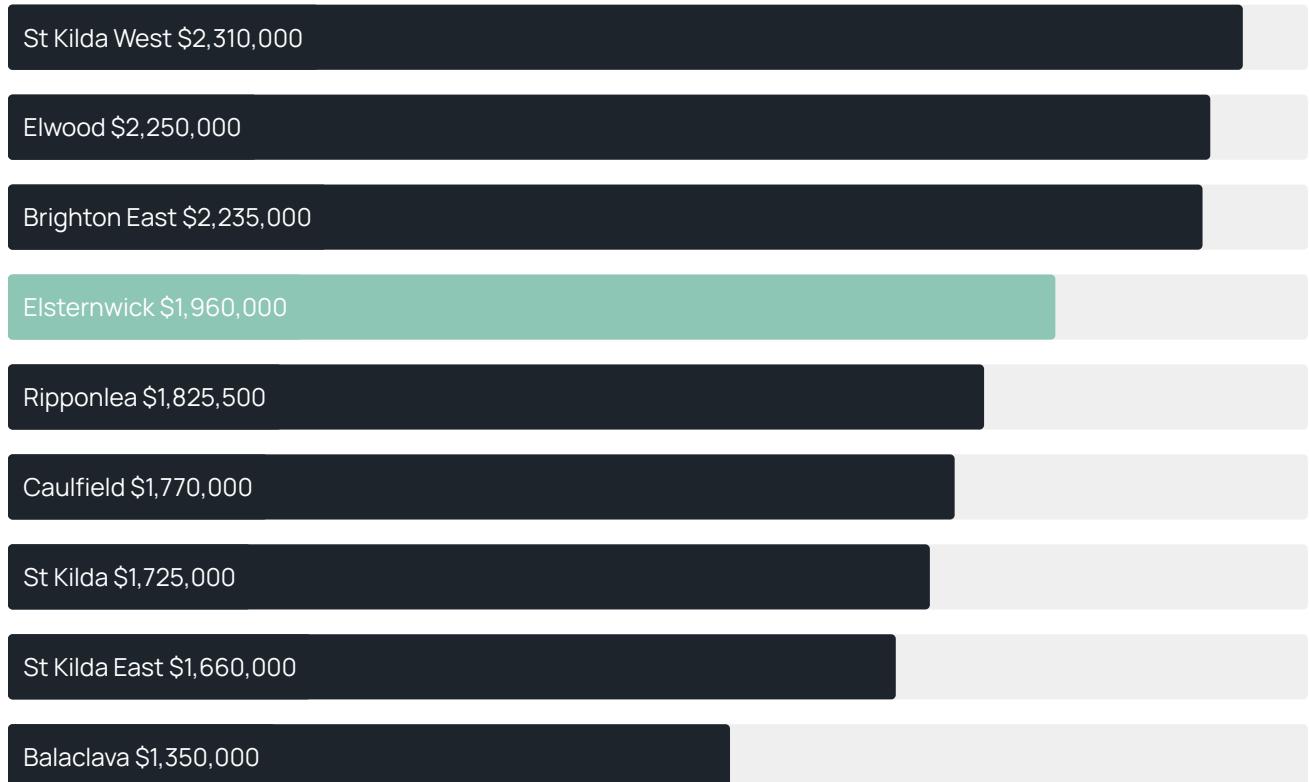
### Quarterly price change<sup>1</sup>



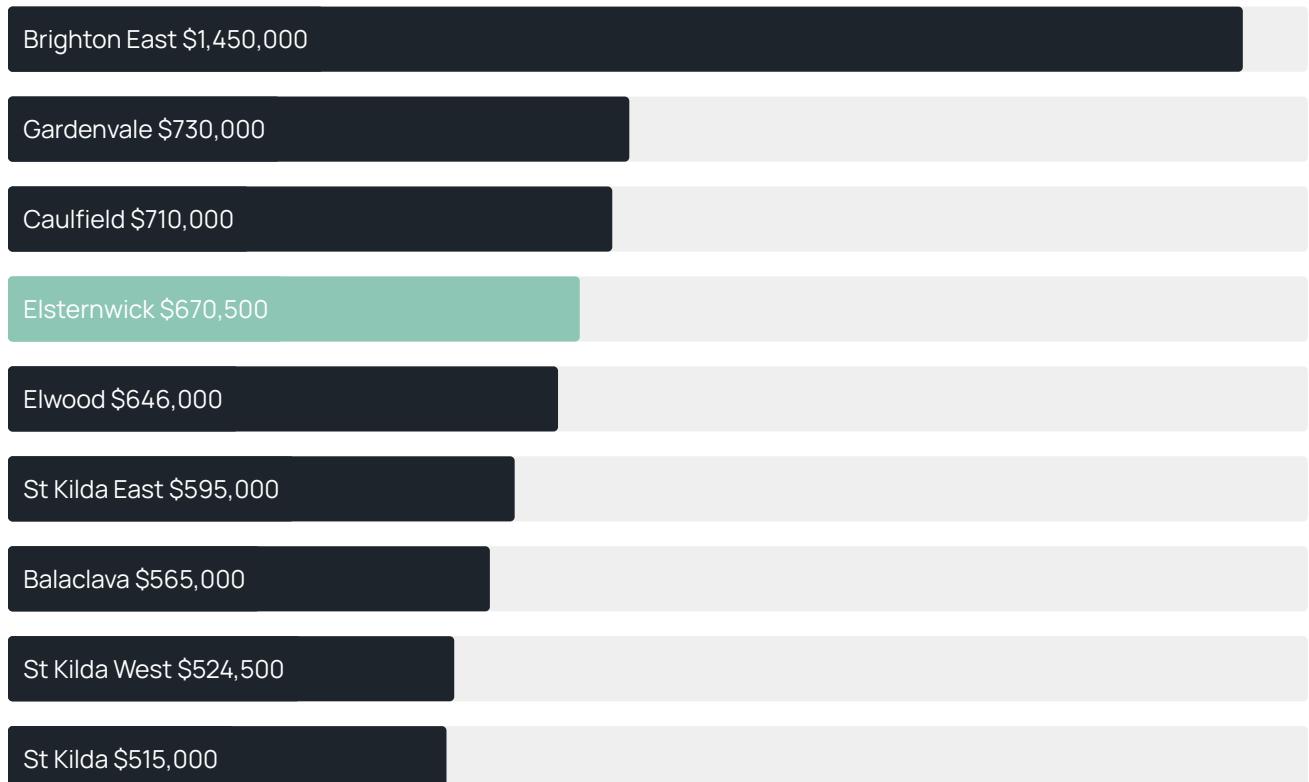
# Surrounding Suburbs

## ELSTERNWICK SUBURB REPORT

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



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



# Sales Snapshot

ELSTERNWICK SUBURB REPORT

## Sale method<sup>2</sup>



● Auction 46%  
● Private 54%

## Auction clearance rate<sup>3</sup>

80.65%

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

31 days

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

31 groups

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## Average hold period<sup>1</sup>

6.1 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 38% ● Units 62%

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## Ownership<sup>5</sup>



● Owned outright 33% ● Mortgaged 31% ● Rented 36%

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## Population<sup>5</sup>

10,887

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## Median asking rent<sup>1</sup>

\$870 per week

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## Population growth<sup>5</sup>

5.20%

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## Rental yield<sup>1</sup>

2.38%

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## Median age<sup>5</sup>

38 years

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## Median household size<sup>5</sup>

2.3 people

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## ELSTERNWICK SUBURB REPORT

### Recent Elsternwick 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
 707/241 Glen Huntly Rd Elsternwick	2	Apartment	\$880,000	17 Jan 2026
 306/241 Glen Huntly Rd Elsternwick	2	Apartment	\$970,000	14 Jan 2026
 2 Ross St Elsternwick	3	House	\$1,250,000	13 Jan 2026
 504/483 Glen Huntly Rd Elsternwick	2	Apartment	\$585,000	08 Jan 2026
 902/241 Glen Huntly Rd Elsternwick	3	Apartment	\$1,999,000	08 Jan 2026
 7/399 Kooyong Rd Elsternwick	1	Apartment	\$324,000	03 Jan 2026
 106/17 Gordon St Elsternwick	1	Apartment	\$385,000	20 Dec 2025
 43 Oswald St Elsternwick	4	House	\$2,800,000	19 Dec 2025
 4/37 Nepean Hwy Elsternwick	1	Apartment	\$318,000	16 Dec 2025
 2/16 Oswald St Elsternwick	3	Villa	\$1,488,000	16 Dec 2025

# Sold Properties

## ELSTERNWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/6 Ripon Gr Elsternwick	1	Apartment	\$410,000	15 Dec 2025
 7/530 Glen Huntly Rd Elsternwick	2	Apartment	\$660,000	13 Dec 2025
 221/138 Glen Eira Rd Elsternwick	2	Strata Unit/Flat	\$610,000	12 Dec 2025
 114/7 Nepean Hwy Elsternwick	2	Apartment	\$548,000	10 Dec 2025
 3/45 Oswald St Elsternwick	3	Unit	\$1,120,000	07 Dec 2025
 4/23 Shoobra Rd Elsternwick	2	Flat/Unit/Apartment	\$1,108,500	07 Dec 2025
 2/45 Oswald St Elsternwick	2	Unit	\$875,000	07 Dec 2025
 7/41 Allison Rd Elsternwick	2	Apartment	\$710,000	05 Dec 2025
 312/138 Glen Eira Rd Elsternwick	2	Apartment	\$633,000	05 Dec 2025
 113/242 Glen Huntly Rd Elsternwick	1	Apartment	\$430,000	04 Dec 2025

# Sold Properties

## ELSTERNWICK SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/37 Park St Elsternwick	2	Apartment	\$780,000	03 Dec 2025
 9 Hartington St Elsternwick	3	House	\$2,400,000	30 Nov 2025
 6/11 Hoddle St Elsternwick	2	Strata Unit/Flat	\$627,000	27 Nov 2025
 804/241 Glen Huntly Rd Elsternwick	2	Strata Unit/Flat	\$985,000	27 Nov 2025
 10/28 Prahran Gr Elsternwick	2	Unit	\$1,004,500	27 Nov 2025
 14/481 Kooyong Rd ELSTERNWICK	4	Strata Unit/Flat	\$465,000	23 Nov 2025
 7/4 Yorston Ct Elsternwick	2	Apartment	\$455,000	22 Nov 2025
 29a Downshire Rd Elsternwick	3	Townhouse	\$1,800,000	22 Nov 2025
 63 Regent St Elsternwick	3	House	\$2,300,000	22 Nov 2025
 7/27 Seymour Rd Elsternwick	1	Apartment	\$290,000	21 Nov 2025



**Jellis Craig Armadale**  
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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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