



Elsternwick

Suburb Report



Your connection to property insights



JellisCraig

ELSTERNWICK SUBURB REPORT

Median house price¹

Median

\$2.13m

Quarterly price change

0.02% ↑

Median unit price¹

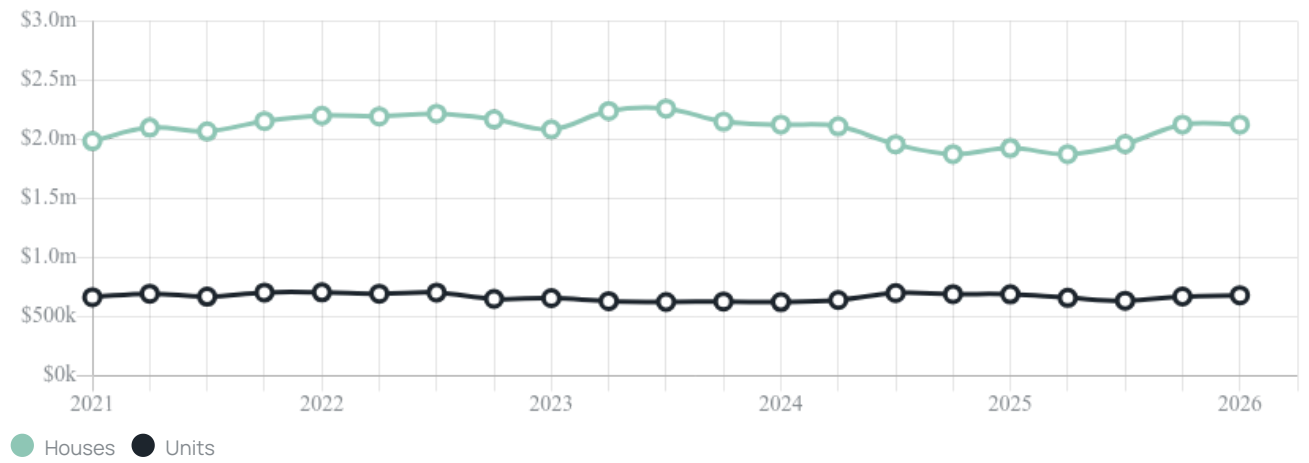
Median

\$682k

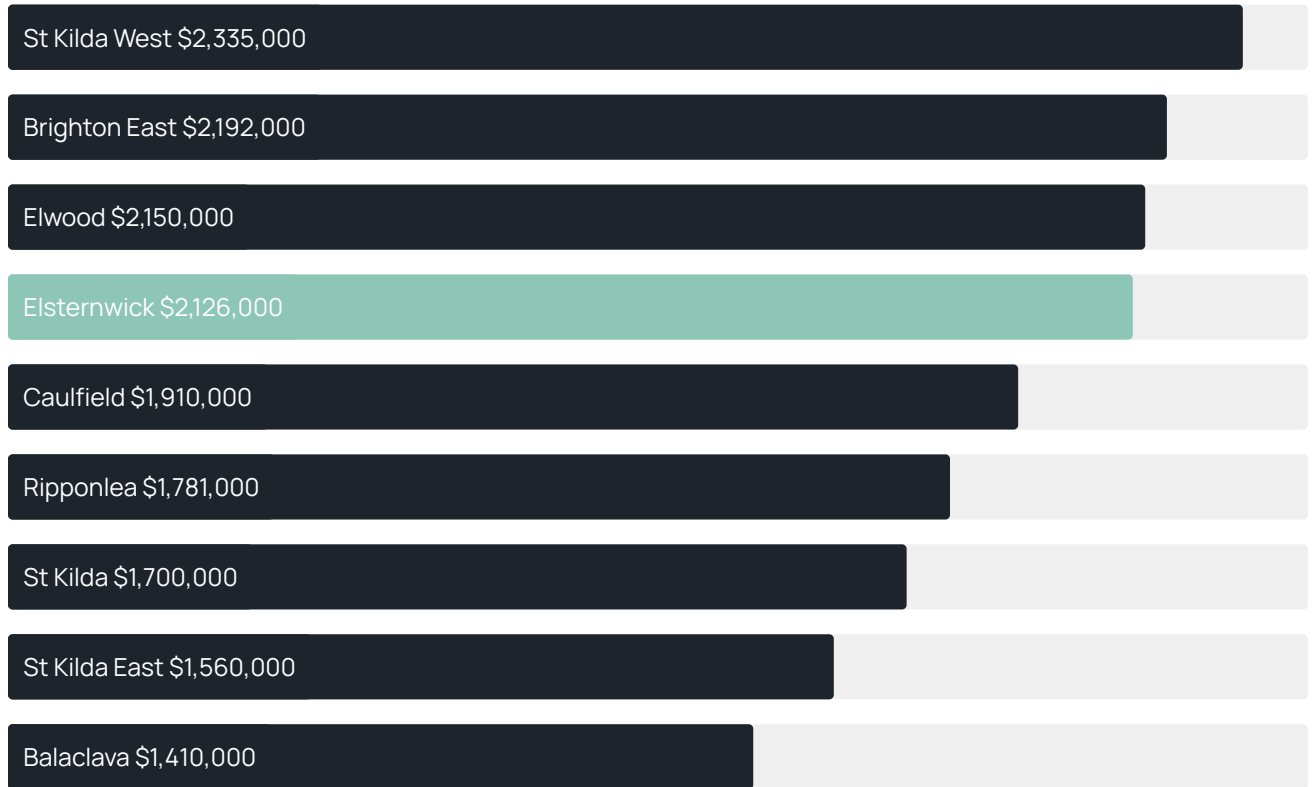
Quarterly price change

1.67% ↑

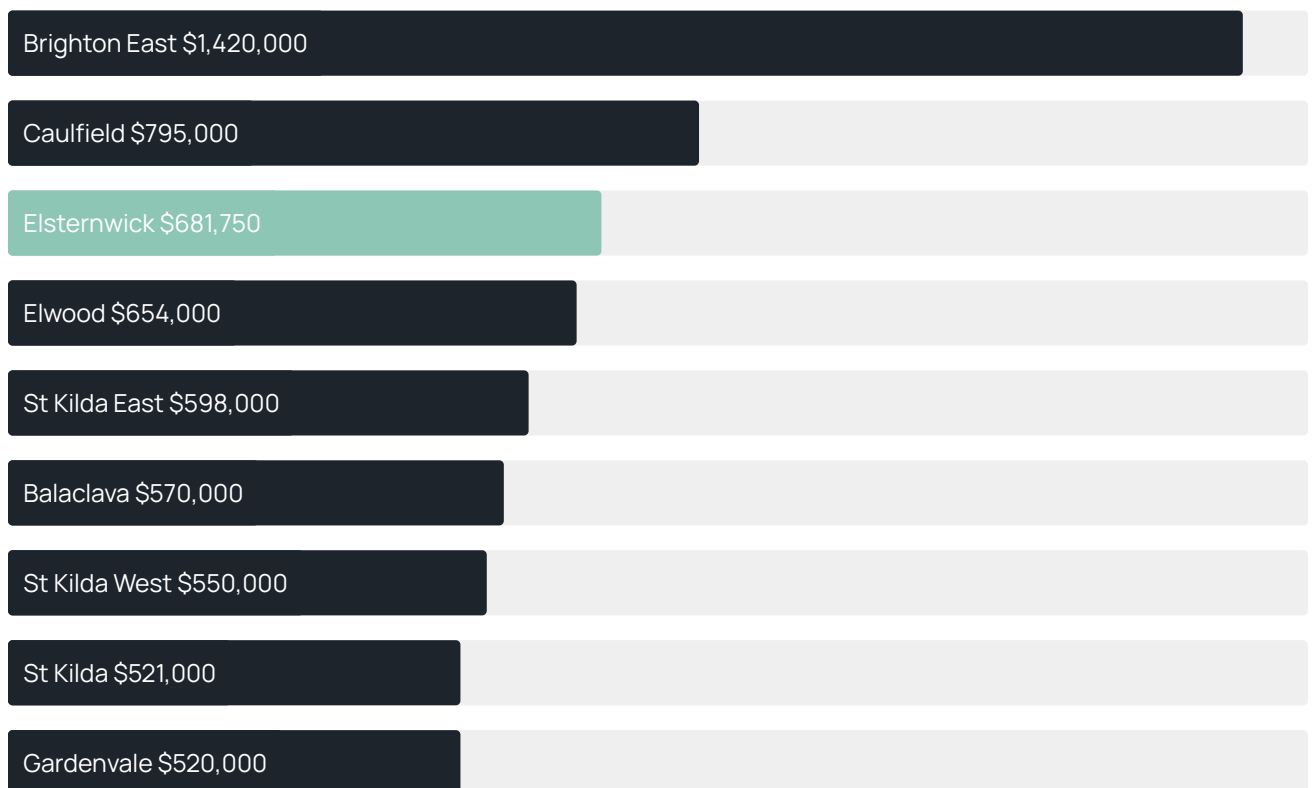
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 56%
● Private 44%

Auction clearance rate³

77.42%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

6.1 years

Dwelling type⁵



● Houses 38% ● Units 62%

Ownership⁵



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

Population⁵

10,887

Median asking rent¹

\$883 per week

Population growth⁵

5.20%

Rental yield¹

2.38%

Median age⁵

38 years











Median household size⁵

2.3 people







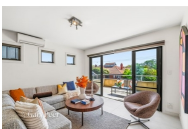



ELSTERNWICK SUBURB REPORT

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 jellisraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  5/18 St Georges Rd Elsternwick | 2 | Apartment | \$680,000 | 16 Apr 2026 |
|  2/21 Allison Rd Elsternwick | 3 | House | \$1,670,000 | 16 Apr 2026 |
|  311/241 Glen Huntly Rd Elsternwick | 3 | Apartment | \$1,150,000 | 14 Apr 2026 |
|  501/241 Glen Huntly Rd Elsternwick | 3 | Apartment | \$1,910,000 | 13 Apr 2026 |
|  29 Trevelyan St Elsternwick | 3 | House | \$2,015,000 | 11 Apr 2026 |
|  4/559 Glen Huntly Rd Elsternwick | 1 | Apartment | \$367,000 | 08 Apr 2026 |
|  26a Hoddle St Elsternwick | 5 | House | \$2,950,000 | 29 Mar 2026 |
|  30 Leslie St Elsternwick | 3 | House | \$1,701,000 | 28 Mar 2026 |
|  3 Willow St Elsternwick | 2 | House | \$985,000 | 27 Mar 2026 |
|  305/28 Riddell Pde Elsternwick | 1 | Apartment | \$445,000 | 26 Mar 2026 |

ELSTERNWICK SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  17 Bayview St Elsternwick | 3 | House | \$1,880,000 | 22 Mar 2026 |
|  1/239 Kooyong Rd Elsternwick | 3 | Strata Unit/Flat | \$2,100,000 | 16 Mar 2026 |
|  24/573 Glen Huntly Rd Elsternwick | 2 | Apartment | \$628,000 | 14 Mar 2026 |
|  8/488 Glen Huntly Rd Elsternwick | 2 | Unit | \$600,000 | 09 Mar 2026 |
|  11 Mccombie St Elsternwick | 3 | House | \$1,340,000 | 08 Mar 2026 |
|  3/17 Oswald St Elsternwick | 2 | Flat/Unit/Apartment | \$850,000 | 06 Mar 2026 |
|  4/14 Sinclair St Elsternwick | 1 | Apartment | \$601,000 | 06 Mar 2026 |
|  2/44 Parnell St Elsternwick | 3 | Unit | \$1,237,250 | 25 Feb 2026 |
|  14/18 King St Elsternwick | 2 | Apartment | \$725,000 | 25 Feb 2026 |
|  361a Kooyong Rd ELSTERNWICK | 4 | Townhouse | \$1,675,000 | 22 Feb 2026 |

ELSTERNWICK SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  2/38 Seymour Rd Elsternwick | 2 | Unit | \$780,000 | 22 Feb 2026 |
|  2/55 Carlingford St Elsternwick | 3 | Apartment | \$1,240,000 | 22 Feb 2026 |
|  5/2a Rusden St ELSTERNWICK | 2 | Apartment | \$742,000 | 21 Feb 2026 |
|  26b Hoddle St Elsternwick | 4 | Townhouse | \$2,500,000 | 20 Feb 2026 |
|  505/241 Glen Huntly Rd Elsternwick | 2 | Strata Unit/Flat | \$985,000 | 18 Feb 2026 |
|  20/41 Nepean Hwy ELSTERNWICK | 1 | Strata Unit/Flat | \$440,500 | 18 Feb 2026 |
|  1/35 Nepean Hwy Elsternwick | 3 | Flat/Unit/Apartment | \$935,000 | 18 Feb 2026 |
|  3/11 Hoddle St Elsternwick | 2 | Strata Unit/Flat | \$629,000 | 17 Feb 2026 |
|  11/15 Elm Av Elsternwick | 2 | Apartment | \$525,000 | 06 Feb 2026 |
|  213/7 Nepean Hwy Elsternwick | 1 | Strata Unit/Flat | \$405,000 | 01 Feb 2026 |



Jellis Craig Armadale
1215 High Street, Armadale
03 9864 5000

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 01/05/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.