

JellisCraig

ELTHAM NORTH

Suburb Report

Know your neighbourhood.



ELTHAM NORTH SUBURB REPORT

Median House Price*

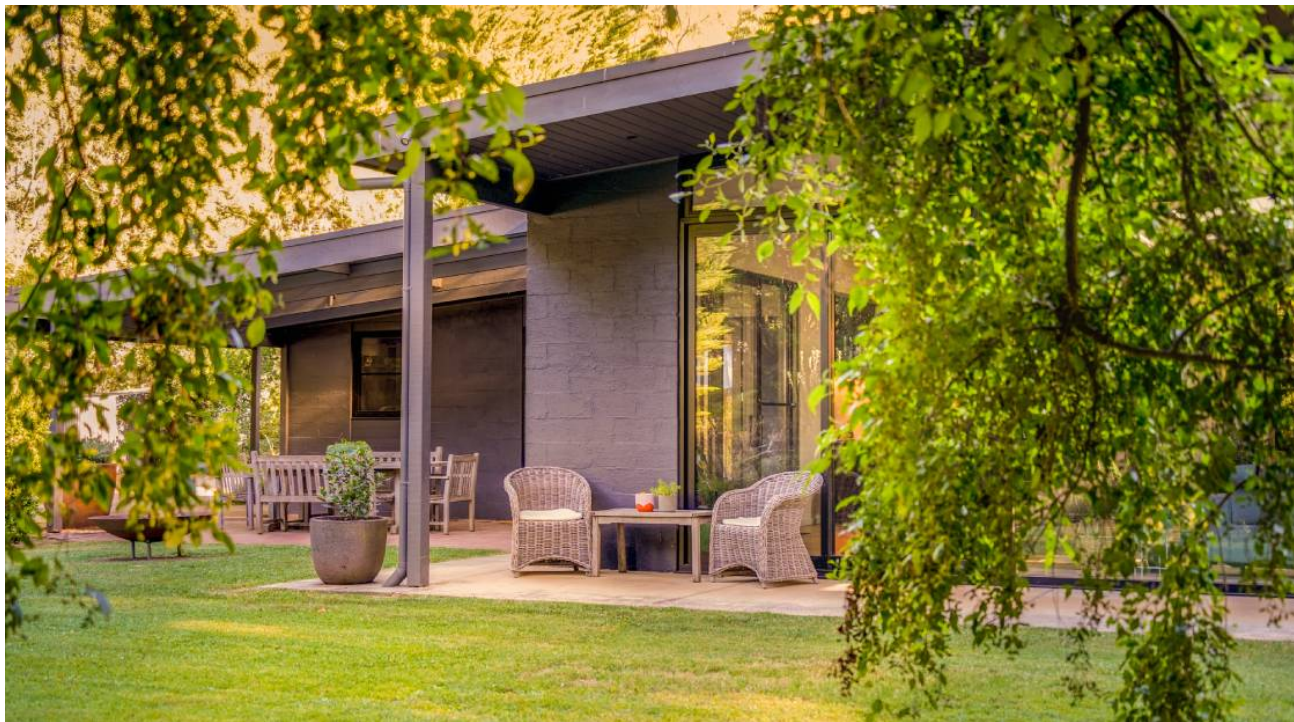
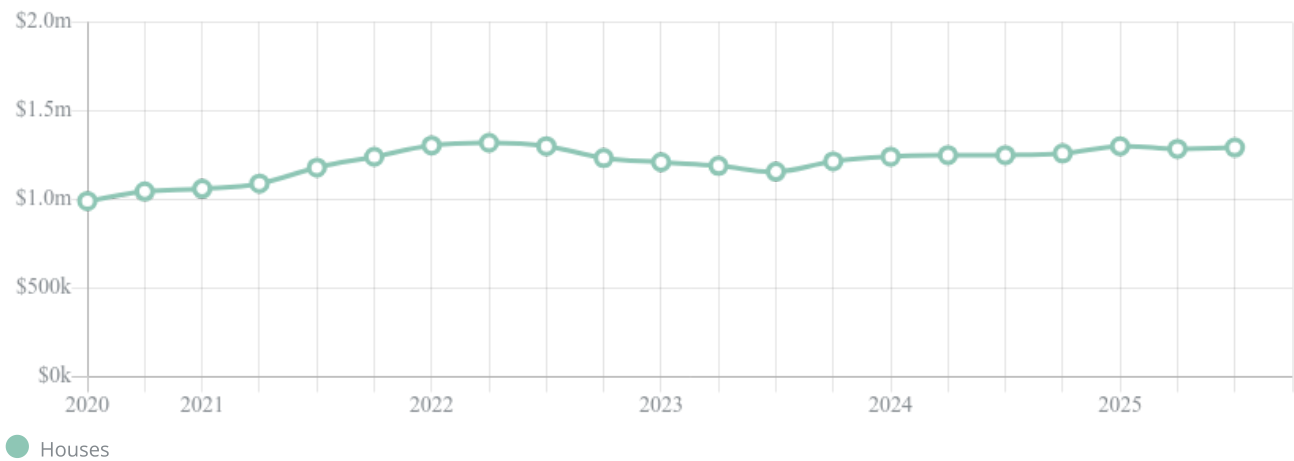
Median

\$1.29m

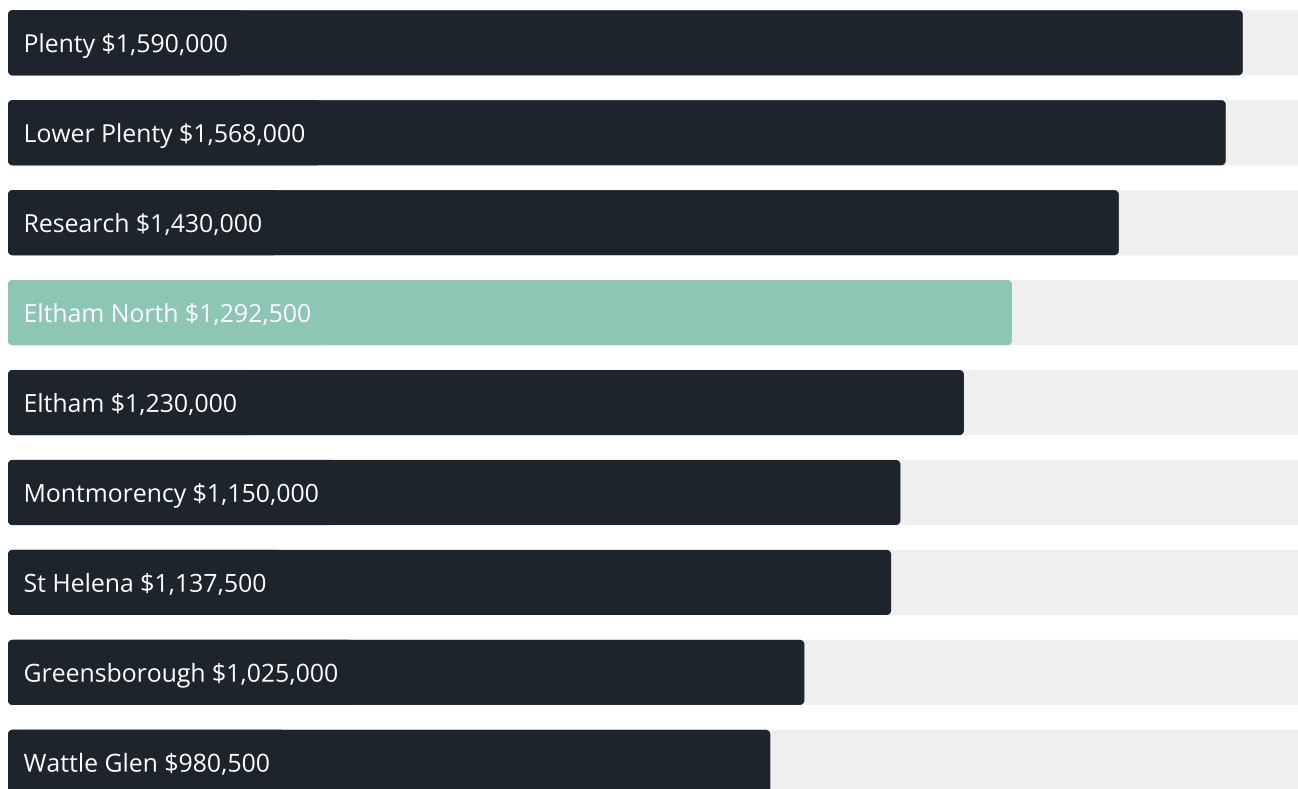
Quarterly Price Change

0.58% ↑

Quarterly Price Change*



ELTHAM NORTH SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

ELTHAM NORTH SUBURB REPORT

Sale Method^{*}

● Auction 30%

● Private 70%

Auction Clearance Rate^{*}

77.78%

Median Days on Market[^]

25 days

Average Hold Period^{*}

12.7 years

Dwelling Type[^]

● Houses 98%

● Units 2%

Ownership[^]

● Owned Outright 45%

● Mortgaged 50%

● Rented 5%

Population[^]

6,830

Median Asking Rent per week^{*}

\$780

Population Growth[^]

0.37%

Rental Yield^{*}

2.96%

Median Age[^]

42 years

Median Household Size[^]

3 people

ELTHAM NORTH SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 1/8 Weidlich Rd Eltham North	3	Unit	\$780,000	27 Nov 2025
 31 Weidlich Rd Eltham North	4	House	\$1,185,000	27 Nov 2025
 10 Sarah Ct Eltham North	4	House	\$1,391,000	24 Nov 2025
 4 Darwinia Rise Eltham North	4	House	\$1,560,000	18 Nov 2025
 3 Lenkunya Ct Eltham North	4	House	\$1,511,000	11 Nov 2025
 41 Arcadia Way Eltham North	3	House	\$1,170,000	07 Nov 2025
 1 Arcadia Way Eltham North	3	House	\$1,030,000	07 Nov 2025
 45 Manning Rd Eltham North	4	House	\$1,720,000	30 Oct 2025
 22 Orchard Av Eltham North	4	House	\$1,425,000	29 Oct 2025
 1 Orion Ct Eltham North	3	House	\$893,000	25 Oct 2025

ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Angus Ct Eltham North	3	House	\$1,080,000	16 Oct 2025
 169 Progress Rd Eltham North	4	House	\$1,062,000	16 Oct 2025
 2/183 Ryans Rd Eltham North	3	House	\$881,000	11 Oct 2025
 51 Parry Rd Eltham North	3	House	\$950,000	06 Oct 2025
 64 Scenic Cr Eltham North	3	House	\$1,207,000	30 Sep 2025
 64 Parry Rd Eltham North	3	House	\$1,200,000	30 Sep 2025
 4 Castle Ct Eltham North	4	House	\$1,055,000	30 Sep 2025
 66 Ramptons Rd Eltham North	4	House	\$1,317,500	25 Sep 2025
 8 Orchard Av Eltham North	4	House	\$985,000	20 Sep 2025
 85 Weidlich Rd Eltham North	3	House	\$1,090,000	10 Sep 2025

ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Arcadia Way Eltham North	4	House	\$1,200,000	06 Sep 2025
 41 Glen Park Rd Eltham North	3	House	\$1,080,000	03 Sep 2025
 5 Roslyn Ct Eltham North	4	House	\$1,446,000	02 Sep 2025
 8 Murrays Pl Eltham North	4	House	\$1,925,000	28 Aug 2025
 15 Hillcrest Rd Eltham North	4	House	\$1,551,250	27 Aug 2025
 6 Colric Pl Eltham North	3	House	\$1,200,000	15 Aug 2025
 10 Nungeroo Ct Eltham North	3	House (Previously Occupied - Detached)	\$1,750,000	14 Aug 2025
 11 Ungara Cl Eltham North	4	House	\$1,320,000	07 Aug 2025
 21 Macdhui Av Eltham North	3	House	\$1,200,000	04 Aug 2025
 59 Ramptons Rd Eltham North	4	House	\$1,280,000	28 Jul 2025



Eltham Office
1022 Main Road, Eltham
03 9431 1222

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.