



Eltham North

# Suburb Report



Your connection to property insights



JellisCraig

Median house price<sup>1</sup>

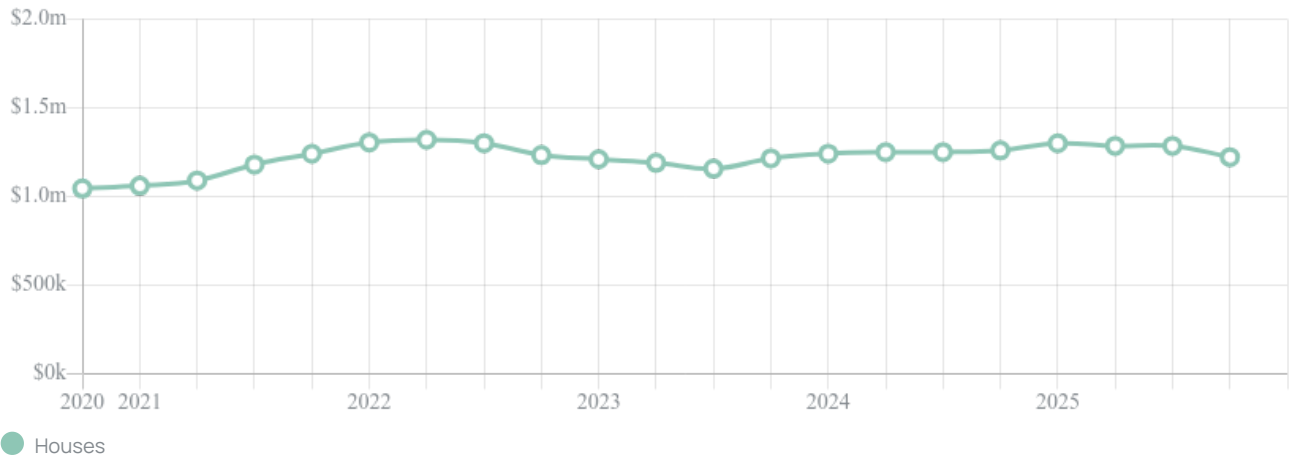
Median

\$1.22m

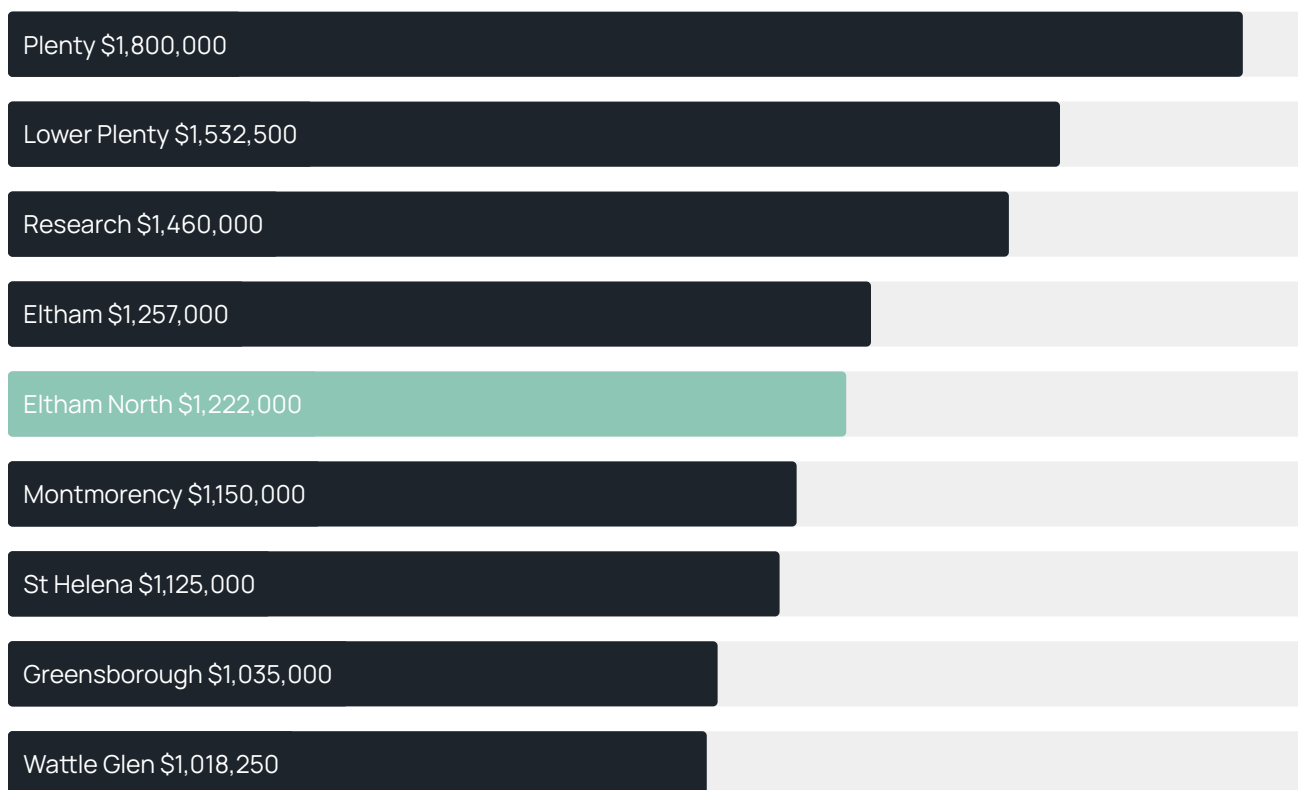
Quarterly price change

-4.90% ↓

Quarterly price change<sup>1</sup>



## ELTHAM NORTH SUBURB REPORT

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

Sale method<sup>2</sup>

● Auction 14%  
● Private 86%

Auction clearance rate<sup>3</sup>

33.33%

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

31 days

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

31 groups

Average hold period<sup>1</sup>

12.7 years

Dwelling type<sup>5</sup>

● Houses 98% ● Units 2%

Ownership<sup>5</sup>

● Owned outright 45% ● Mortgaged 50% ● Rented 5%

Population<sup>5</sup>

6,830

Median asking rent<sup>1</sup>

\$750 per week

Population growth<sup>5</sup>

0.37%

Rental yield<sup>1</sup>

2.96%

Median age<sup>5</sup>

42 years











Median household size<sup>5</sup>

3 people

## ELTHAM NORTH SUBURB REPORT










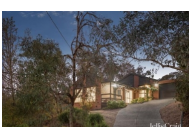
### Recent Eltham North sales

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/suburb-reports](https://jellisicraig.com.au/suburb-reports)




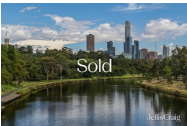






Address	Bedrooms	Type	Price	Sold
 3 Wakefield Cl Eltham North	3	House	\$1,110,000	29 Jan 2026
 6 Oonah Cl Eltham North	4	House	\$1,681,000	21 Jan 2026
 31 Pymm Av Eltham North	4	House	\$991,000	09 Jan 2026
 218 Progress Rd Eltham North	4	House	\$1,218,888	01 Jan 2026
 153a Ryans Rd Eltham North	5	House	\$1,660,000	25 Dec 2025
 4 Highpoint Cr Eltham North	4	House	\$1,326,000	24 Dec 2025
 25 Arcadia Way Eltham North	4	House	\$1,137,000	17 Dec 2025
 5 Monterey Cl Eltham North	3	Flat/Unit/Apartment	\$225,000	16 Dec 2025
 1 Brushtail Cl Eltham North	2	House	\$795,000	04 Dec 2025
 8 Sherbrooke St Eltham North	3	House	\$1,395,000	28 Nov 2025



## ELTHAM NORTH SUBURB REPORT

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
 20 Calendonina Dr Eltham North	5	House	\$1,120,000	26 Nov 2025
 115 Glen Park Rd Eltham North	5	House	\$1,765,000	24 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
 42 Liddesdale Gr Eltham North	4	House	\$1,750,000	10 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

## ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 169 Progress Rd Eltham North	4	House	\$1,062,000	16 Oct 2025
 1 Angus Ct Eltham North	3	House	\$1,080,000	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
 12 Wakefield Cl Eltham North	4	House	\$1,098,000	06 Oct 2025
 4 Castle Ct Eltham North	4	House	\$1,055,000	30 Sep 2025
 38 Liddesdale Gr Eltham North	5	House	\$2,000,700	30 Sep 2025



**Jellis Craig Eltham**  
1022 Main Road, Eltham  
03 9431 1222

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

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.