Eltham North

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.22m

Monthly median price change[2]

0.00% ↓

Median unit price

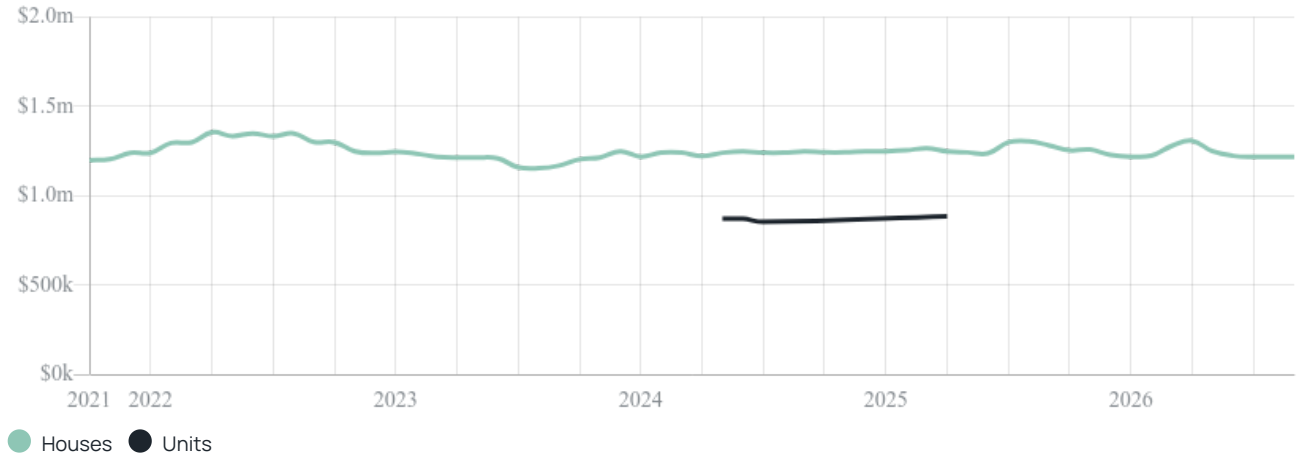
Median[1]

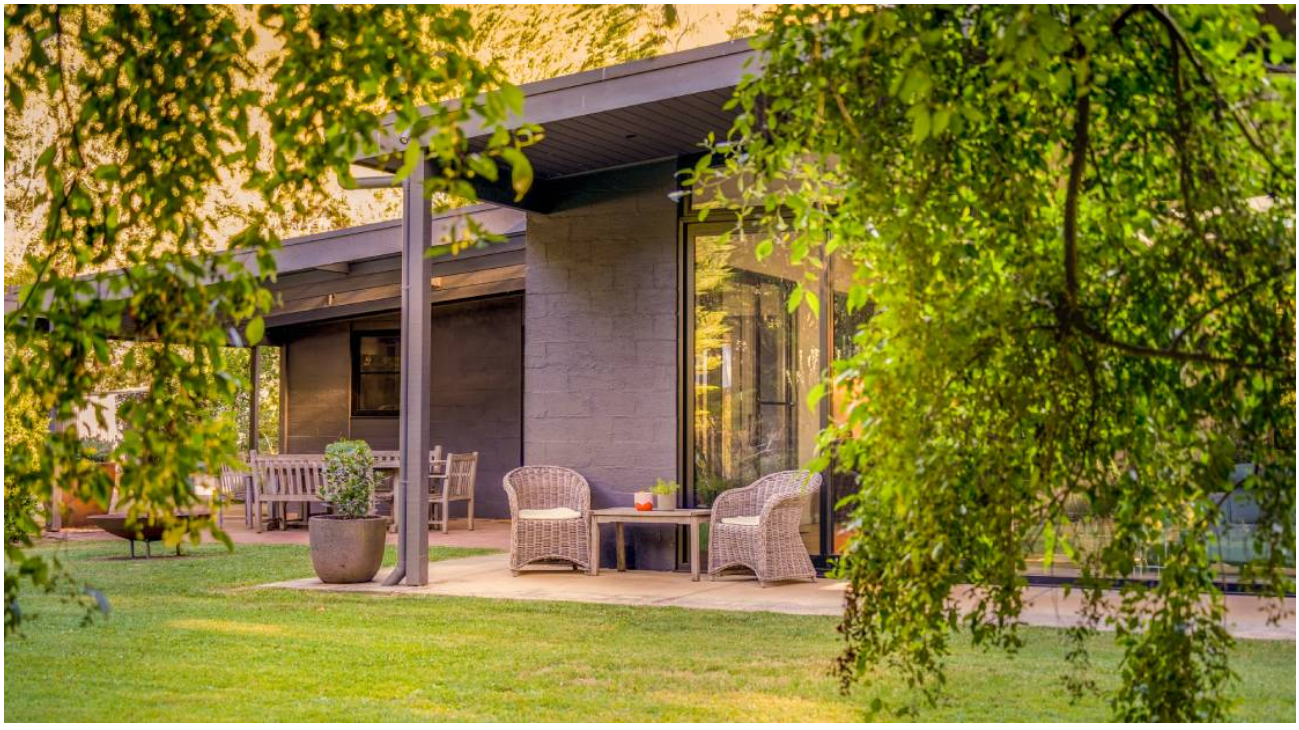
$888k

Monthly median price change[2]

3.74% ↑

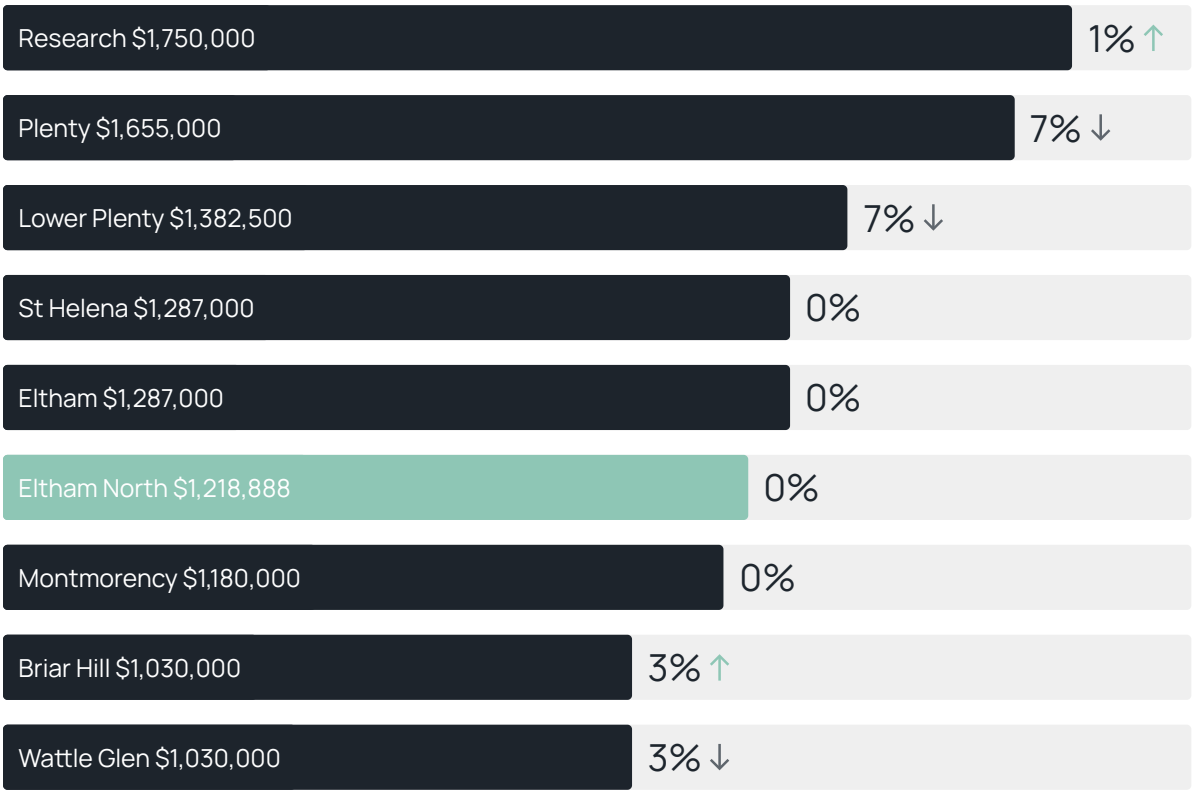
Eltham North monthly median property prices[3]



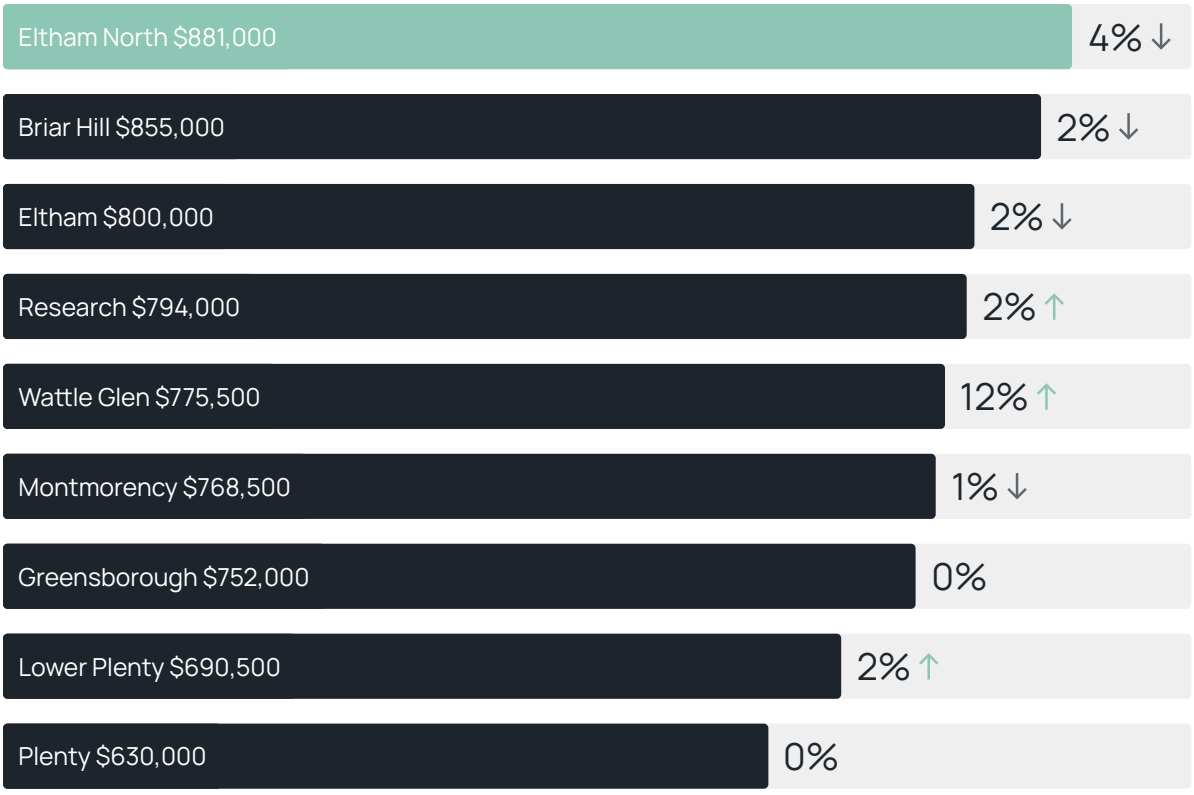


Surrounding Suburbs

Median house price[1,2]

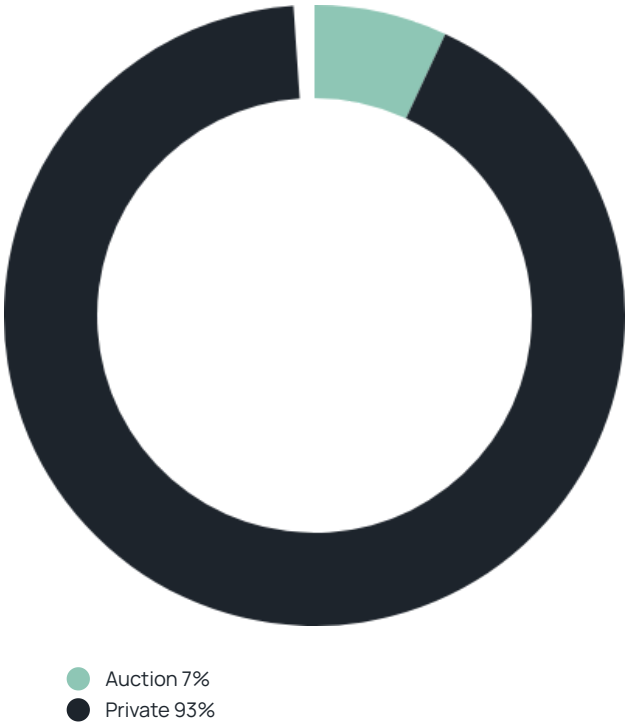


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

40%

Median days on market[5]

House	Unit
34 days	70 days

Average hold period[1]

House	Unit
15.0 years	7.4 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

6,830

Population growth[7]

0.37%

Median age[7]

42 years

Median household size[7]

3.0 people

Median asking rent per week[1]

House	Unit
$780	$685

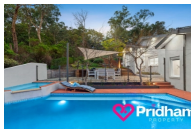
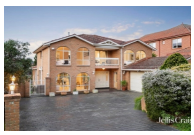
Rental yield[8]

House	Unit
3.69%	4%

Sold Properties

Recent Eltham North sales[5]

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**

Address		Bedrooms	Type	Price	Sold
	3 Charles Wilson Close Eltham North	4	House	$1,240,000	21 Oct 2026
	162 Weidlich Road Eltham North	3	House	$1,265,000	17 Oct 2026
	87 Orchard Avenue Eltham North	4	House	$1,400,000	14 Oct 2026
	30 Glen Gully Road Eltham North	4	House	$1,260,000	13 Oct 2026
	2 Serafini Court Eltham North	4	House	$1,100,000	10 Oct 2026
	3 Liddesdale Grove Eltham North	4	House	$1,333,000	10 Oct 2026
	30 Heacham Road Eltham North	4	House	$1,200,000	08 Oct 2026
	39 Progress Road Eltham North	5	House	Undisclosed	03 Oct 2026
	50 Orchard Avenue Eltham North	3	House	$1,080,000	28 Sep 2026
	1 Brushtail Close Eltham North	2	House	$685,000	25 Sep 2026

	Address	Bedrooms	Type	Price	Sold
	49 Manning Road Eltham North	4	House	Undisclosed	19 Sep 2026
	2/14 Marian Court Eltham North	3	Townhouse	$775,000	07 Sep 2026
	79 Wattletree Road Eltham North	4	House	Undisclosed	06 Sep 2026
	27 Snowball Road Eltham North	3	House	$1,011,000	29 Aug 2026
	46 Acheron Crescent Eltham North	4	House	$1,128,000	26 Aug 2026
	1 Milne Place Eltham North	4	House	$1,270,000	25 Aug 2026
	11 Serafini Court Eltham North	4	House	$1,224,000	24 Aug 2026
	6 Honey Myrtle Rise Eltham North	5	House	$1,751,000	12 Aug 2026
	10 Weidlich Road Eltham North	4	House	$982,500	06 Aug 2026
	13 Sarah Court Eltham North	4	House	$1,285,000	20 Jul 2026

	Address	Bedrooms	Type	Price	Sold
	9 Eskdale Court Eltham North	3	House	$1,220,000	17 Jul 2026
	3 Blackwood Close Eltham North	4	House	$1,295,000	17 Jul 2026
	197 Ryans Road Eltham North	4	House	$1,260,000	15 Jul 2026
	4 Elmwood Rise Eltham North	4	House	$1,370,000	11 Jul 2026
	20 Acheron Crescent Eltham North	4	House	$1,150,000	03 Jul 2026
	2 Brae Court Eltham North	3	House	$1,075,000	26 Jun 2026
	157 Weidlich Road Eltham North	3	House	$930,000	24 Jun 2026
	2 Heacham Road Eltham North	6	House	$1,285,000	20 Jun 2026
	50 Liddesdale Grove Eltham North	4	House	$1,611,000	16 Jun 2026
	26 Dale Avenue Eltham North	5	House	$1,490,000	13 Jun 2026

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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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