



Eltham North

Suburb Report



Your connection to property insights



JellisCraig

ELTHAM NORTH SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

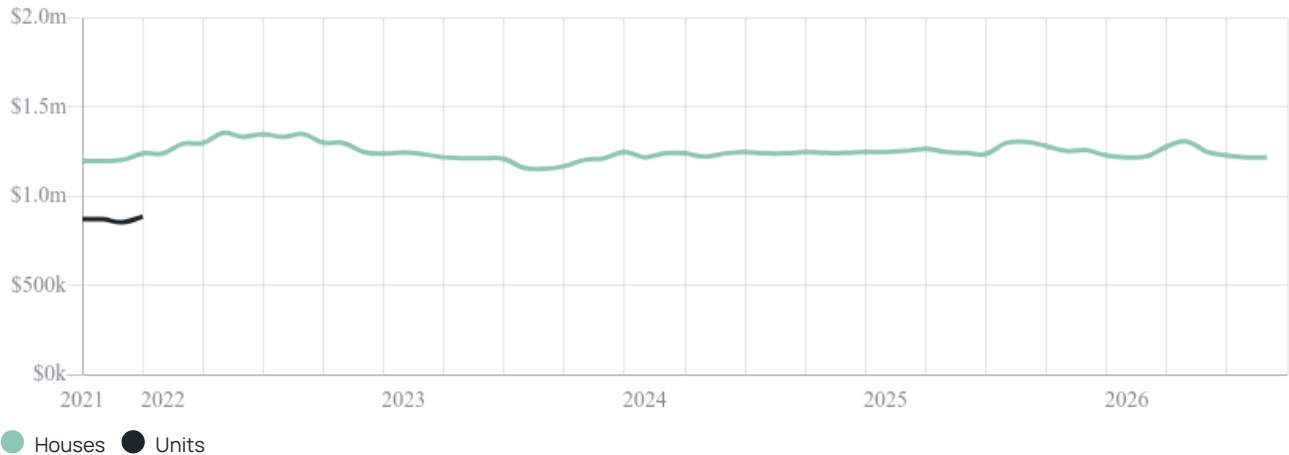
\$1.22m

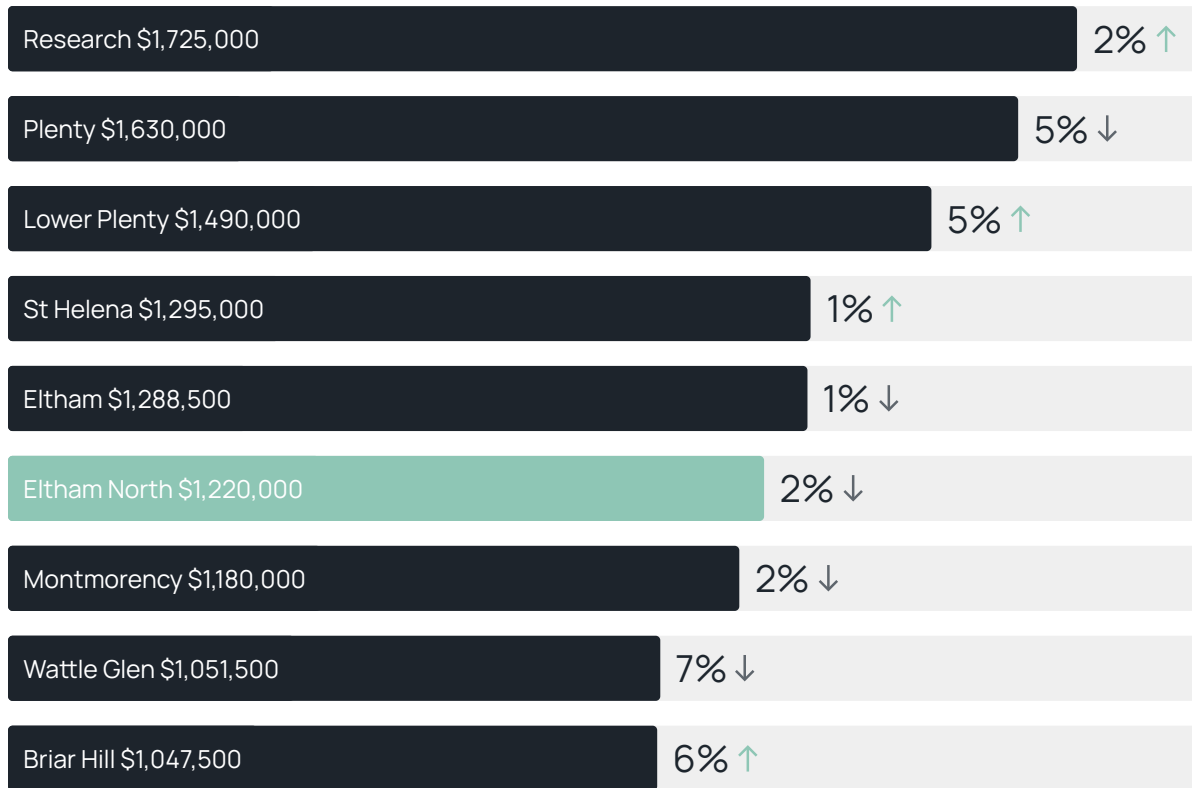
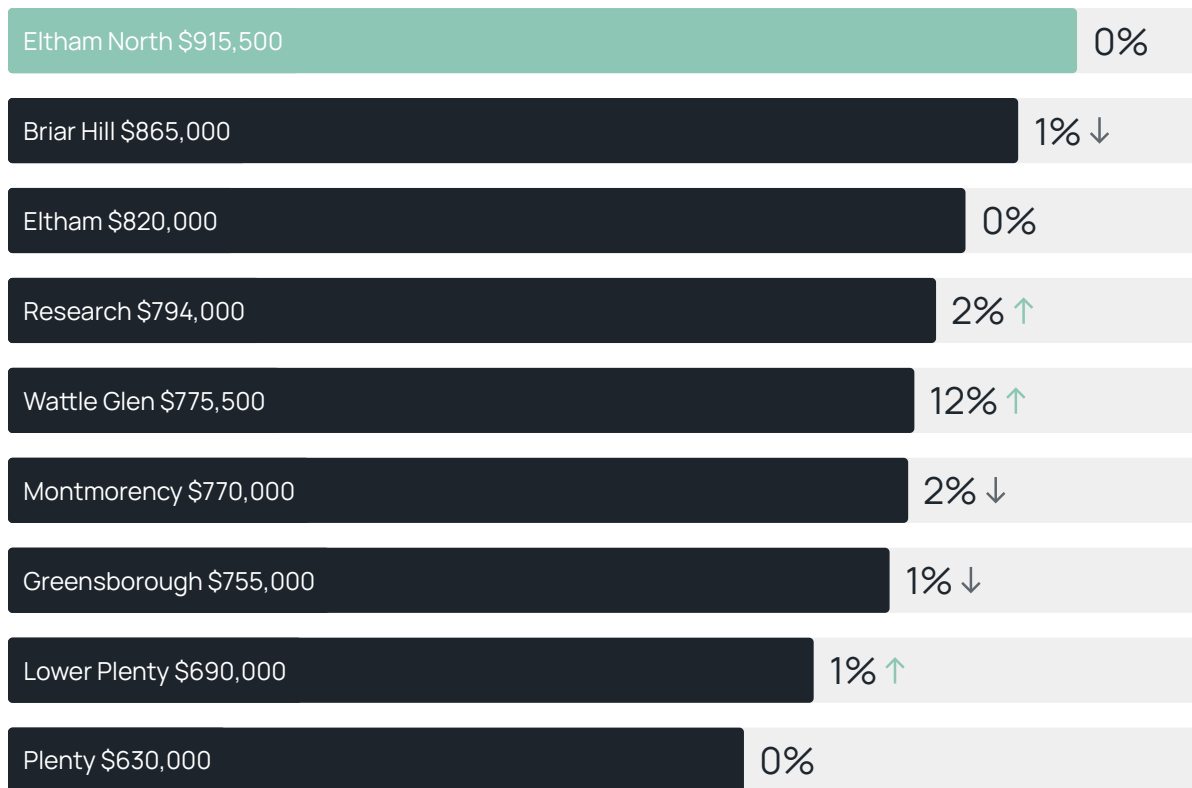
0.00% ↓

\$888k

3.74% ↑

Eltham North quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 8%
● Private 92%

Median days on market³

House

Unit

30 days

68 days

Jellis Craig average inspection attendance per listing⁴

43 groups

Average hold period¹

House

Unit

14.9 years

8.0 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 45% ● Mortgaged 49% ● Rented 6%

Population⁵

6,830

Median asking rent per week¹

Unit

\$780

\$685

Population growth⁵

0.37%

Rental yield¹

House

Unit

3.68%

4%

Median age⁵

42 years

Median household size⁵

3.0 people

Recent Eltham North sales²

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
 50 Orchard Avenue Eltham North	3	House	\$1,080,000	28 Sep 2026
 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	Undisclosed	06 Aug 2026

ELTHAM NORTH SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Sarah Court Eltham North	4	House	\$1,285,000	20 Jul 2026
 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

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Address	Bedrooms	Type	Price	Sold
 26 Dale Avenue Eltham North	5	House	\$1,490,000	13 Jun 2026
 14 Progress Road Eltham North	4	House	\$940,000	10 Jun 2026
 5 Warringah Crescent Eltham North	3	House	\$1,052,500	09 Jun 2026
 1/63 Progress Road Eltham North	2	House	\$740,000	30 May 2026
 170 Weidlich Road Eltham North	4	House	\$1,200,000	29 May 2026
 16 Parry Road Eltham North	4	House	\$1,200,000	28 May 2026
 39 Ramptons Road Eltham North	4	House	\$1,240,000	28 May 2026
 2/40 Banks Road Eltham North	5	House	\$1,600,000	21 May 2026
 32 Acheron Crescent Eltham North	5	House	\$1,380,000	19 May 2026
 74 Glen Park Road Eltham North	3	House	\$930,000	16 May 2026



Jellis Craig Eltham
1022 Main Road, Eltham
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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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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