

JellisCraig

ELTHAM

Suburb Report

Know your neighbourhood.



ELTHAM SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

-0.40% ↓

Median Unit Price*

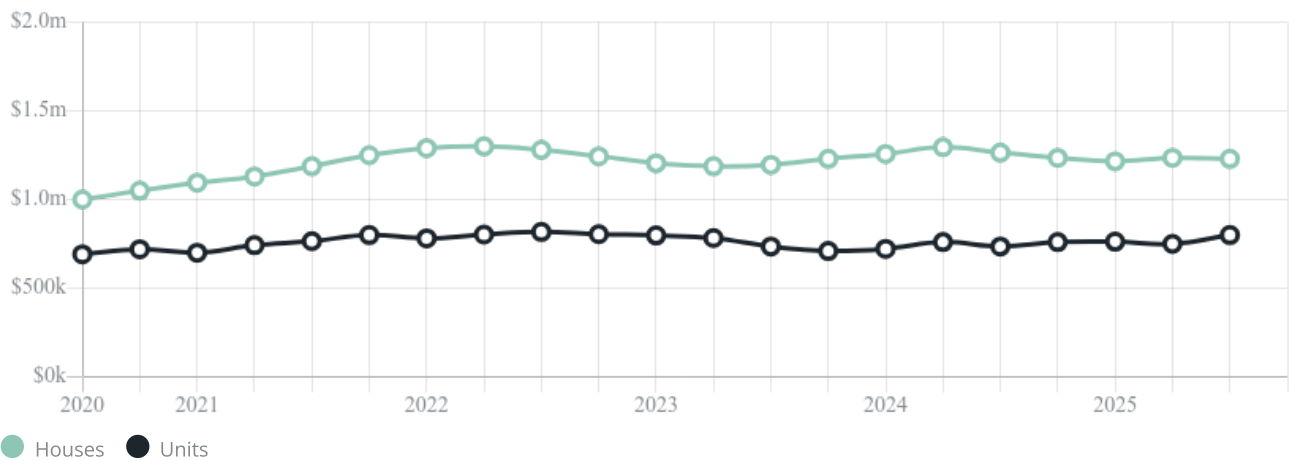
Median

\$800k

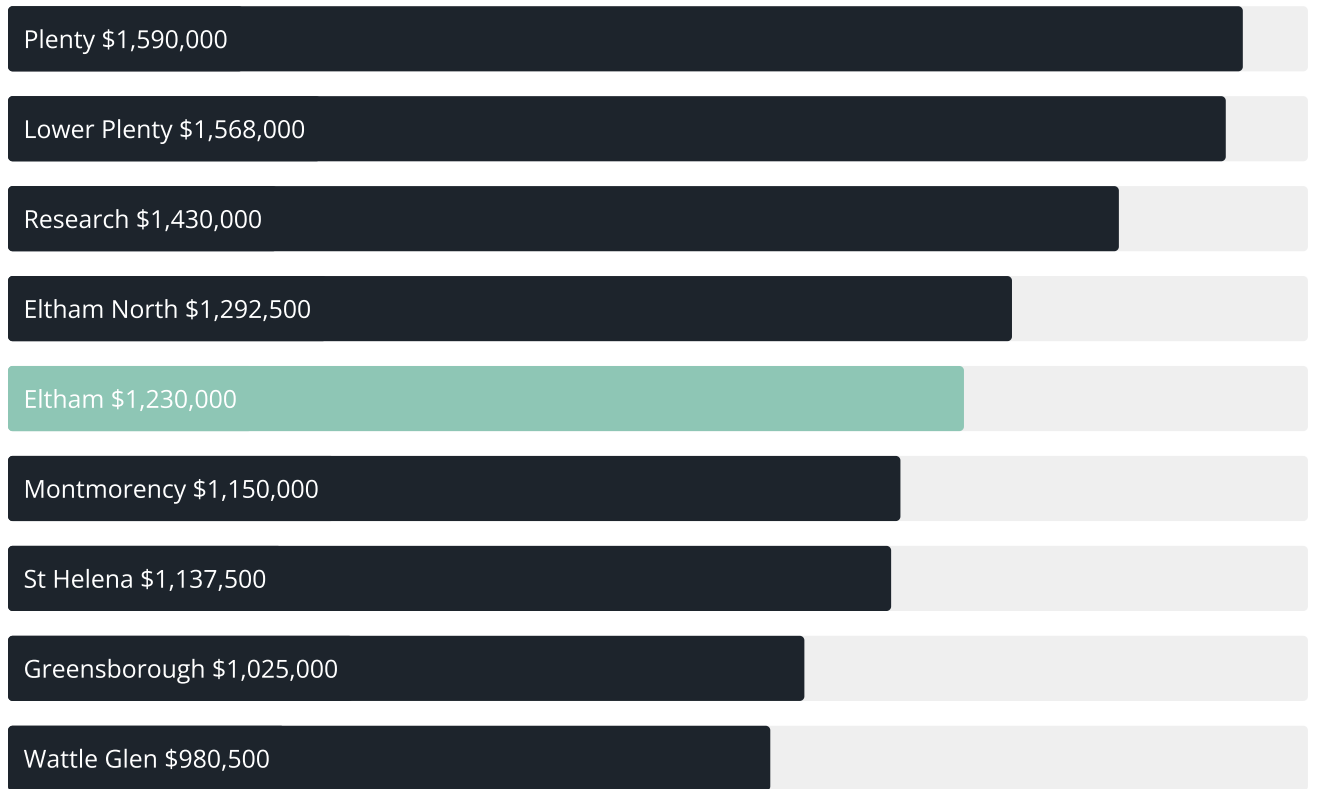
Quarterly Price Change

6.66% ↑

Quarterly Price Change*



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

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Sale Method*



● Auction 15%
● Private 85%

Auction Clearance Rate*

71.43%

Median Days on Market^

22 days

Average Hold Period*

8.4 years

Dwelling Type^



● Houses 86% ● Units 14%

Ownership^



● Owned Outright 44% ● Mortgaged 46% ● Rented 9%

Population^

18,847

Median Asking Rent per week*

\$680

Population Growth^

2.91%

Rental Yield*

2.89%

Median Age^











43 years

Median Household Size^











2.8 people

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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
 40 Bible St Eltham	3	House	\$915,000	29 Nov 2025
 3/8 Swan St Eltham	3	Townhouse	\$910,000	27 Nov 2025
 71 Sweeneys La Eltham	5	House	\$2,150,000	26 Nov 2025
 13 Ashdale Gr Eltham	3	House	\$1,125,000	24 Nov 2025
 2 Huntingfield Ct Eltham	4	House	\$1,745,000	21 Nov 2025
 7 Ashdale Gr Eltham	3	House	\$1,273,000	20 Nov 2025
 19 Dandallo Dr Eltham	4	House	\$1,300,000	20 Nov 2025
 1a Frank St Eltham	4	House	\$1,348,000	18 Nov 2025
 5 Kerby St Eltham	3	House	\$1,200,000	18 Nov 2025
 34 Valonia Dr Eltham	4	House	\$1,200,000	17 Nov 2025

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Address	Bedrooms	Type	Price	Sold
 2/50 Luck St Eltham	2	House	\$950,000	13 Nov 2025
 25b Elsa Ct Eltham	4	House	\$1,025,000	12 Nov 2025
 101/26 Pryor St Eltham	2	Apartment	\$850,000	10 Nov 2025
 6/28 Livingstone Rd Eltham	2	Townhouse	\$710,000	10 Nov 2025
 4/62 Bridge St ELTHAM	2	House	\$608,000	10 Nov 2025
 67 Henry St Eltham	4	House	\$1,185,000	07 Nov 2025
 6/20 Livingstone Rd Eltham	3	Townhouse	\$791,000	05 Nov 2025
 1200 Main Rd Eltham	3	House	\$950,000	05 Nov 2025
 61 Milborne Cr Eltham	5	House	\$1,280,000	04 Nov 2025
 6 Avarn Ct Eltham	4	House	\$1,475,000	30 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 42 Grove St Eltham	4	House	\$1,405,600	30 Oct 2025
 9 Wattle Gr Eltham	3	House	\$1,065,000	28 Oct 2025
 30 Nerreman Gateway Eltham	4	House	\$1,900,000	28 Oct 2025
 1/26 Bible St Eltham	2	Unit	\$685,000	28 Oct 2025
 49 Wycliffe Cr Eltham	4	House	\$1,302,000	28 Oct 2025
 5/1 Coolabah Dr Eltham	3	Unit	\$805,000	27 Oct 2025
 54 Leane Dr Eltham	5	House	\$1,270,000	27 Oct 2025
 5 Huntingfield Ct Eltham	6	House	\$1,823,000	27 Oct 2025
 3/78 Franklin St Eltham	2	Unit	\$735,000	23 Oct 2025
 35 Harlington Av Eltham	4	House (Previously Occupied - Detached)	\$1,125,000	21 Oct 2025



Eltham Office
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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.

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