



Eltham

Suburb Report



Your connection to property insights



JellisCraig

ELTHAM SUBURB REPORT

Median house price¹

Median

\$1.28m

Quarterly price change

0.59% ↑

Median unit price¹

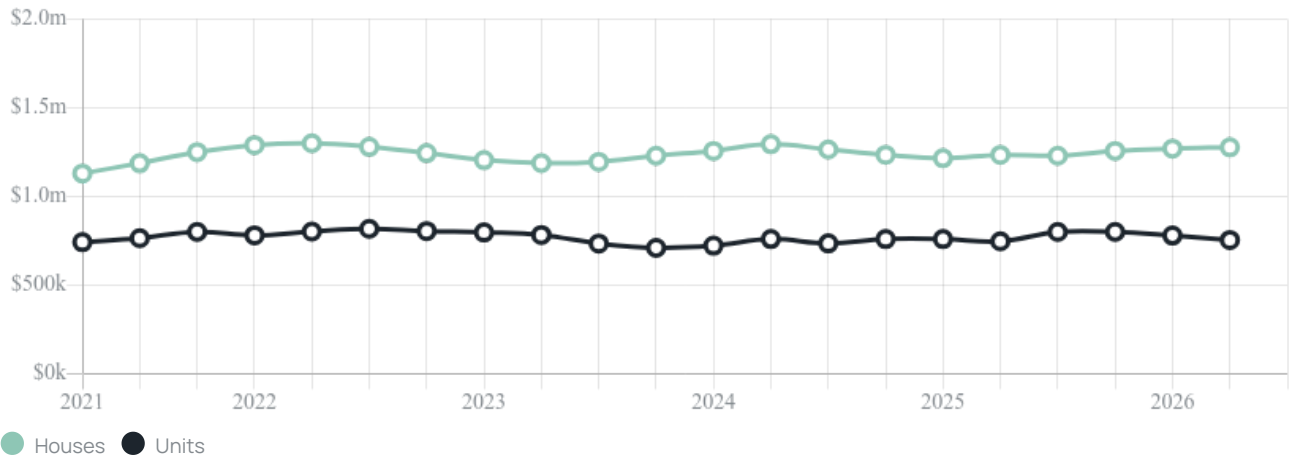
Median

\$755k

Quarterly price change

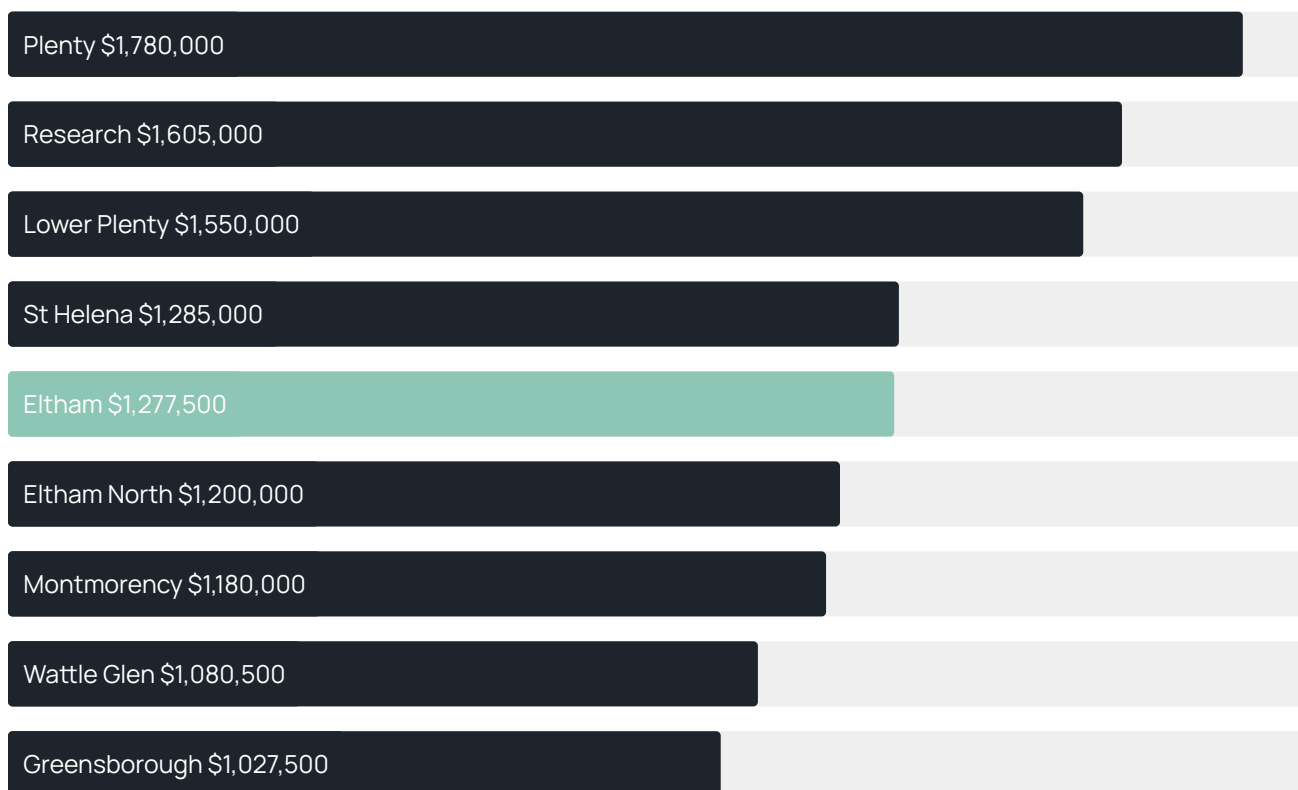
-3.20% ↓

Quarterly price change¹

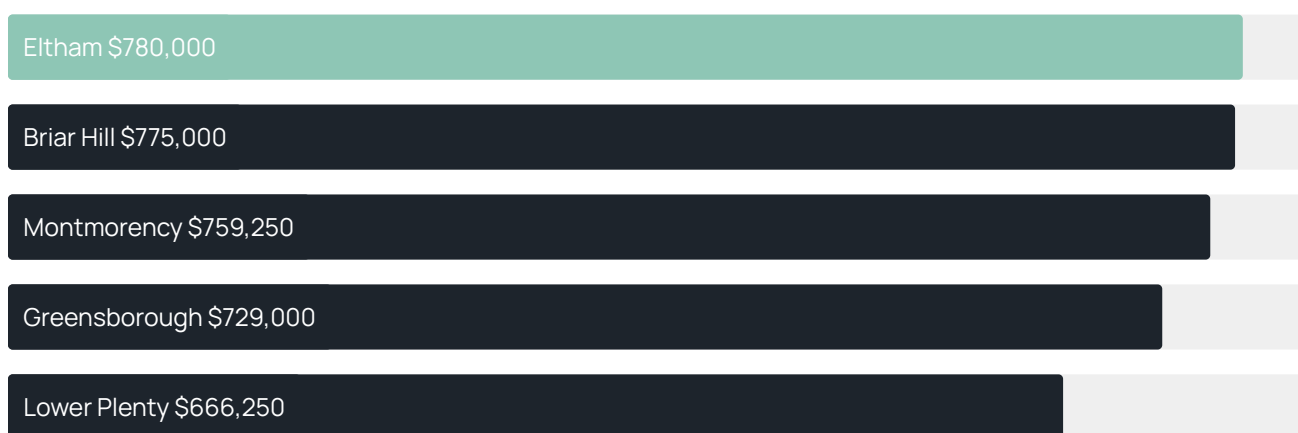


ELTHAM SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 21%
● Private 79%

Auction clearance rate³

56.25%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

8.4 years

Dwelling type⁵

● Houses 86% ● Units 14%

Ownership⁵

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

Population⁵

18,847

Median asking rent¹

\$820 per week

Population growth⁵

2.91%

Rental yield¹

2.89%

Median age⁵

43 years

Median household size⁵

2.8 people

ELTHAM SUBURB REPORT

Recent Eltham sales

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
 23 Brownes Cr Eltham	2	House	\$767,100	23 Jul 2026
 91 John St Eltham	5	House	\$1,900,000	21 Jul 2026
 7 Penrith Ct Eltham	3	House	\$1,080,000	16 Jul 2026
 1/1232 Main Rd ELTHAM	4	House	\$960,000	15 Jul 2026
 4/1256 Main Rd Eltham	3	Unit	\$860,000	14 Jul 2026
 2/1228 Main Rd ELTHAM	3	House	\$755,000	13 Jul 2026
 22 Valonia Dr Eltham	3	House	\$1,105,000	11 Jul 2026
 160 Allendale Rd Eltham	5	House	\$2,300,000	11 Jul 2026
 4/1187 Main Rd Eltham	2	Unit	\$560,000	09 Jul 2026
 7/1455 Main Rd Eltham	4	House	\$949,950	09 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 2/56 Henry St ELTHAM	2	Villa	\$765,000	06 Jul 2026
 48 Bible St Eltham	2	House	\$918,000	05 Jul 2026
 1/23 Diamond St Eltham	3	Townhouse	\$1,235,000	04 Jul 2026
 50 Karingal Dr Eltham	4	House	\$1,690,000	04 Jul 2026
 24 Renshaw Dr Eltham	4	House	\$1,200,000	02 Jul 2026
 28 Meruka Dr Eltham	3	House	\$930,000	30 Jun 2026
 6/1455 Main Rd Eltham	4	House	\$925,000	26 Jun 2026
 15 Meruka Dr Eltham	3	House	\$1,181,000	24 Jun 2026
 1/118 Bridge St Eltham	3	Unit	\$840,000	24 Jun 2026
 67 Brougham St ELTHAM	4	House	\$950,000	22 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 98 Lavender Park Rd Eltham	4	House	\$1,720,000	19 Jun 2026
 2/7 Cecil St Eltham	3	Townhouse	\$795,000	17 Jun 2026
 3 Hill Mews Eltham	4	House	\$1,600,000	15 Jun 2026
 138 Bible St Eltham	3	House	\$1,420,100	15 Jun 2026
 7 Arcola Ct Eltham	5	House	\$1,251,000	13 Jun 2026
 1 Cooina Pl ELTHAM	4	House	\$3,050,000	11 Jun 2026
 2/45 View Hill Cr Eltham	3	House	\$995,000	05 Jun 2026
 1/95 Pitt St Eltham	3	Townhouse	\$985,000	04 Jun 2026
 172 Bolton St Eltham	3	House	\$900,000	04 Jun 2026
 18 Victoria Cl ELTHAM	5	House	\$1,830,000	04 Jun 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 01/08/2026

- 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

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