



Eltham

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

## ELTHAM SUBURB REPORT

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

Median  
\$1.26m

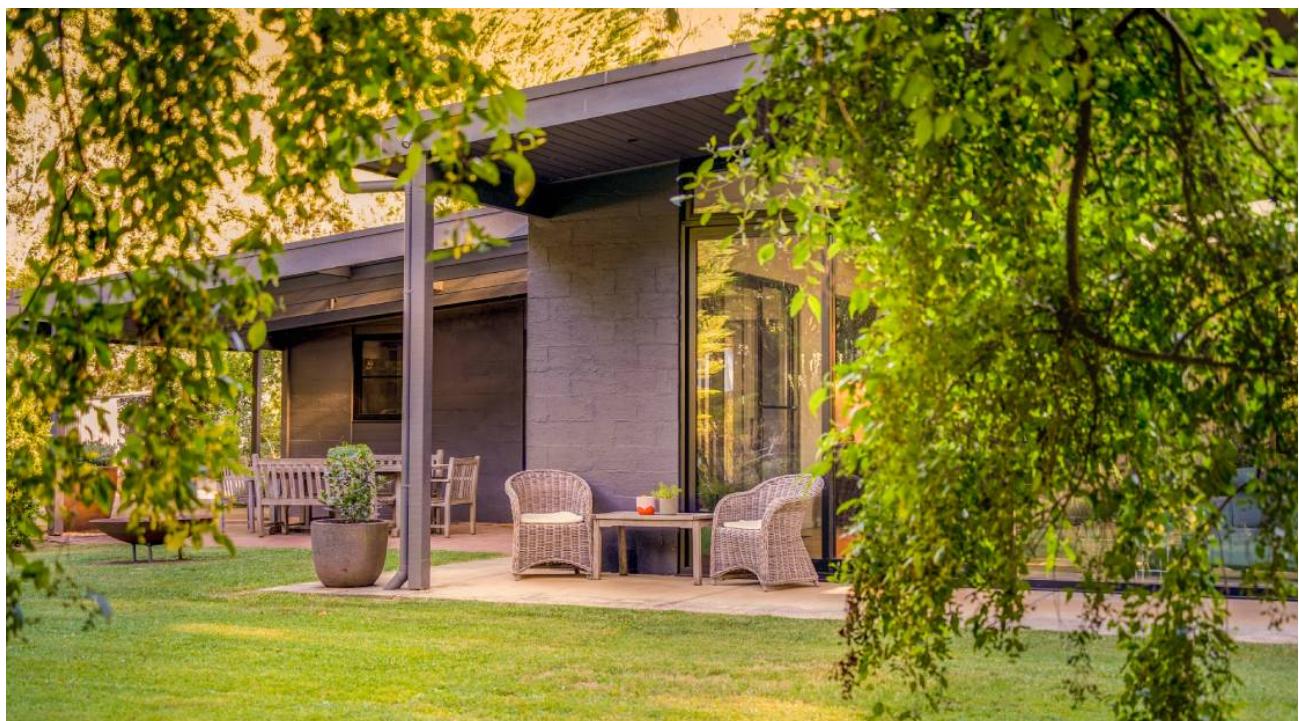
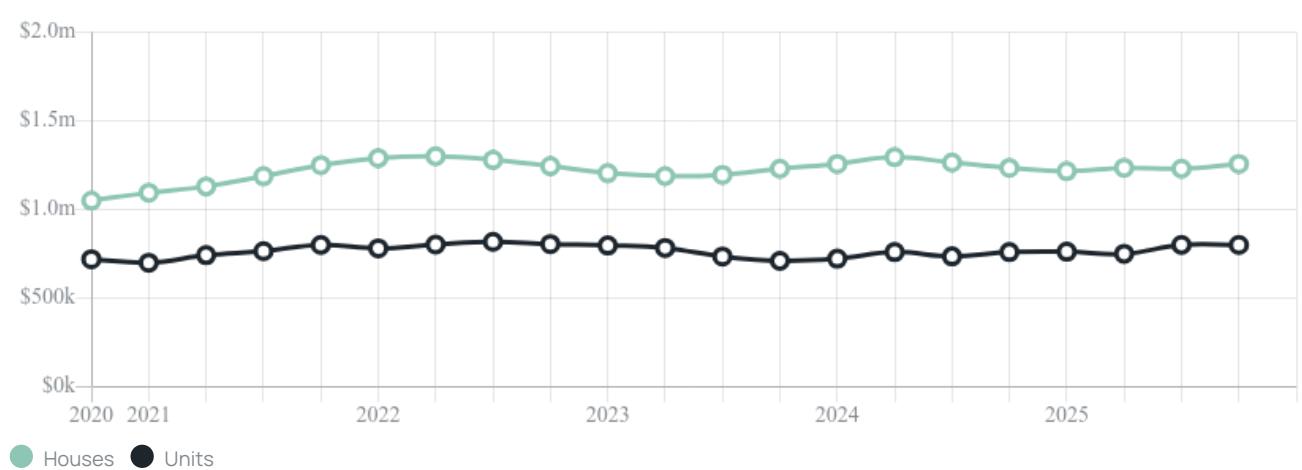
Quarterly price change  
2.19% 

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

Median  
\$800k

Quarterly price change  
0.00% 

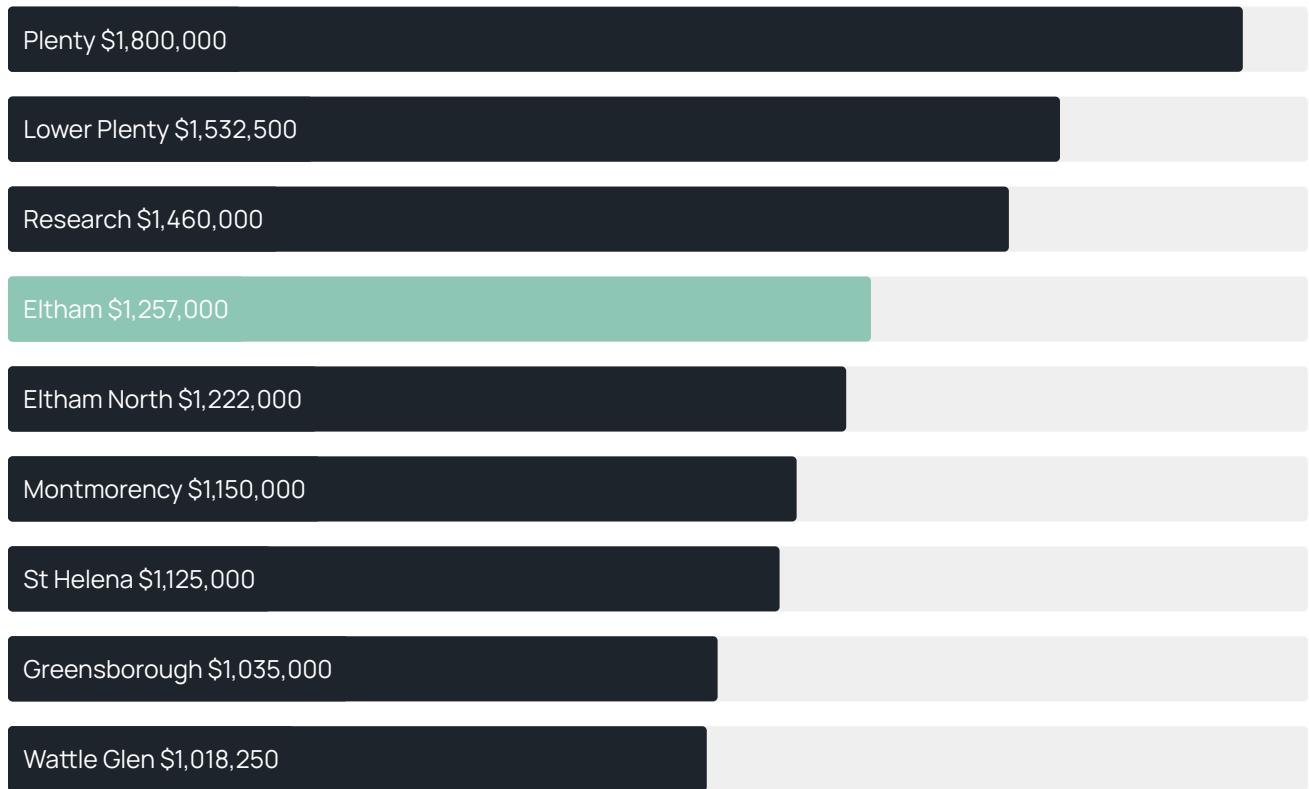
### Quarterly price change<sup>1</sup>



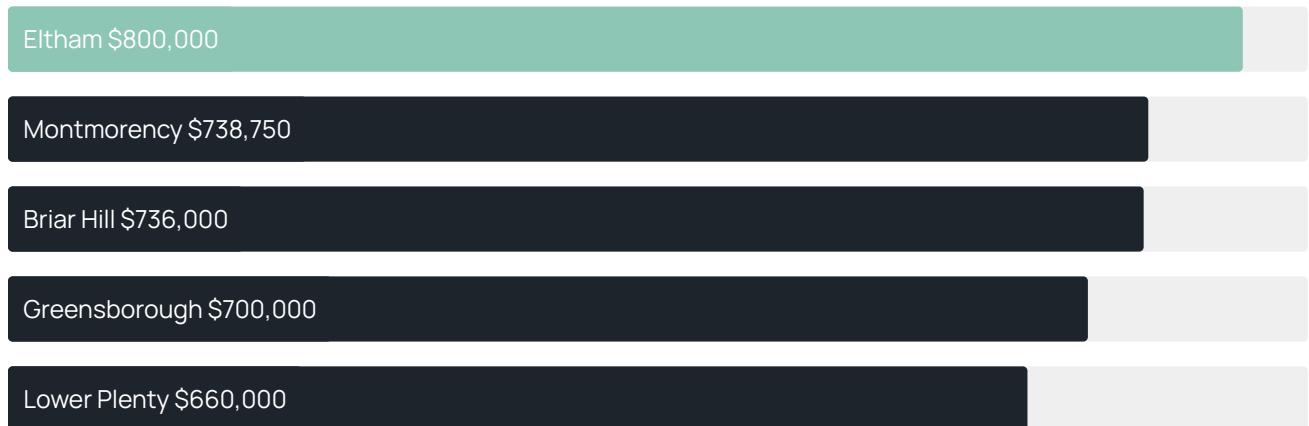
# Surrounding Suburbs

## ELTHAM SUBURB REPORT

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



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



# Sales Snapshot

ELTHAM SUBURB REPORT

Sale method<sup>2</sup>



● Auction 18%  
● Private 82%

Auction clearance rate<sup>3</sup>

72.73%

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

32 days

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

32 groups

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Average hold period<sup>1</sup>

8.4 years

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# Insights

Dwelling type<sup>5</sup>



● Houses 86% ● Units 14%

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Ownership<sup>5</sup>



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

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Population<sup>5</sup>

18,847

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Median asking rent<sup>1</sup>

\$700 per week

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Population growth<sup>5</sup>

2.91%

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Rental yield<sup>1</sup>

2.89%

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Median age<sup>5</sup>

43 years

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Median household size<sup>5</sup>

2.8 people

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## 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 [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 2 Kent Ct Eltham	4	House	\$1,361,000	31 Jan 2026
 8 Jelbart Ct Eltham	4	House	\$1,530,000	31 Jan 2026
 6 Tadema Cr Eltham	4	House	\$1,270,000	30 Jan 2026
 144 Pitt St Eltham	4	House	\$1,420,000	24 Jan 2026
 3/1104 Main Rd ELTHAM	2	Unit	\$730,000	19 Jan 2026
 15/91 Bridge St Eltham	2	Townhouse	\$675,000	12 Jan 2026
 3/17 Silver St ELTHAM	2	Townhouse	\$665,000	08 Jan 2026
 219 Bolton St Eltham	5	House	\$1,070,000	24 Dec 2025
 68 Porter St Eltham	4	House	\$1,353,000	22 Dec 2025
 140 Arthur St Eltham	5	House	\$575,000	15 Dec 2025

# Sold Properties

## ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 91 Arthur St ELTHAM	3	House	\$1,250,000	11 Dec 2025
 42 Floriston Gr Eltham	4	House	\$1,452,000	10 Dec 2025
 6 Cameron Ct Eltham	5	House	\$1,560,000	10 Dec 2025
 70 Wombat Dr Eltham	5	House	\$1,920,000	09 Dec 2025
 10 Livingstone Rd Eltham	4	House	\$1,350,000	07 Dec 2025
 7 Abersham Ct Eltham	4	House	\$1,135,000	06 Dec 2025
 6 Dandallo Dr Eltham	5	House	\$1,200,000	05 Dec 2025
 14 The Eyrie Eltham	4	House	\$2,250,000	02 Dec 2025
 5 Ancona Ct Eltham	4	House	\$1,500,000	30 Nov 2025
 3/1455 Main Rd Eltham	3	Townhouse	\$960,000	28 Nov 2025

# Sold Properties

## ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Kalbar Rd Eltham	4	House	\$1,225,000	28 Nov 2025
 1/18 Helene St Eltham	3	House	\$858,000	27 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
	2	Flat/Unit/Apartment	\$400,000	24 Nov 2025
 7/2 Parsons Rd ELTHAM	4	House	\$940,000	24 Nov 2025
 123 Napoleon St Eltham	3	House	\$1,050,000	23 Nov 2025
 40 Bible St Eltham	3	House	\$915,000	22 Nov 2025
 13 Ashdale Gr Eltham	3	House	\$1,125,000	21 Nov 2025
 2 Huntingfield Ct Eltham	4	House	\$1,745,000	21 Nov 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

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