



Eltham

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ELTHAM SUBURB REPORT

Median house price¹

Median

\$1.23m

Quarterly price change

-0.40% 

Median unit price¹

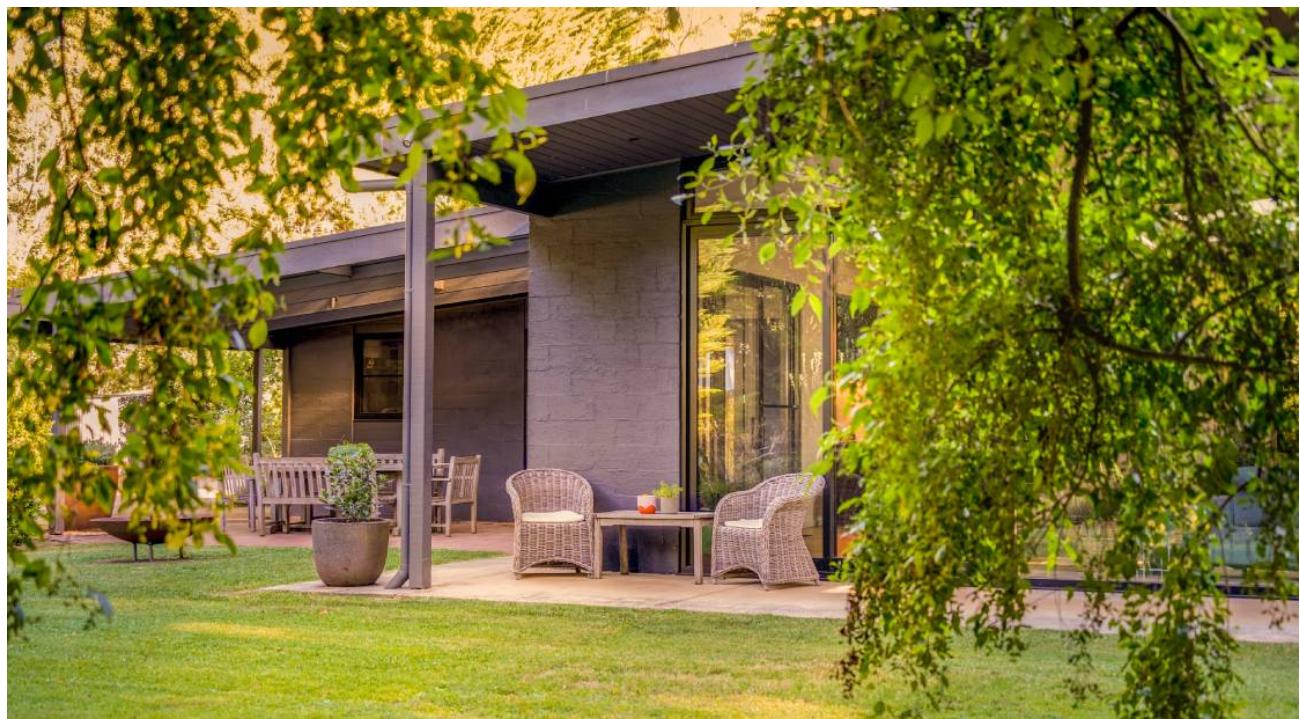
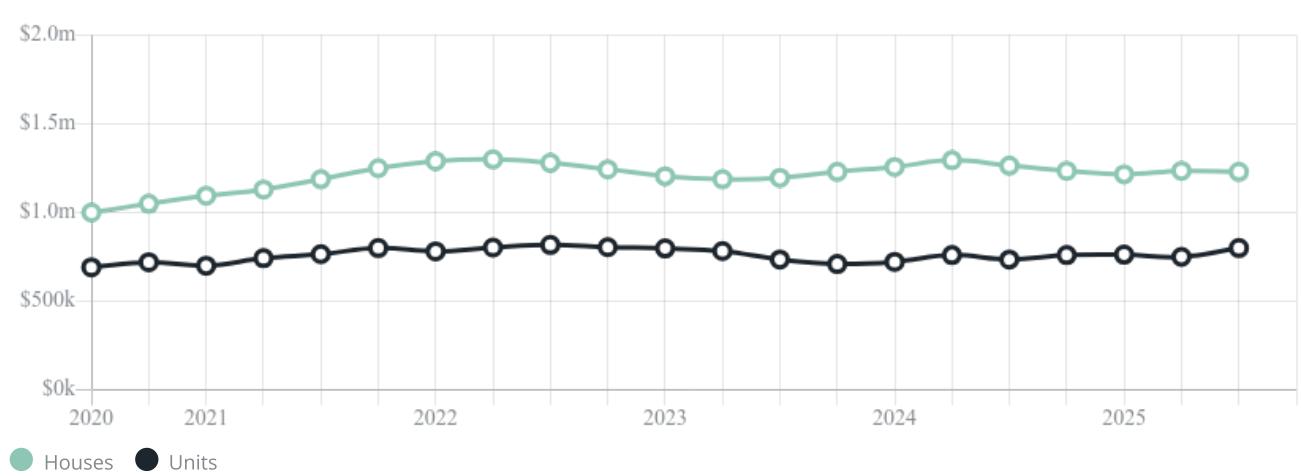
Median

\$800k

Quarterly price change

6.66% 

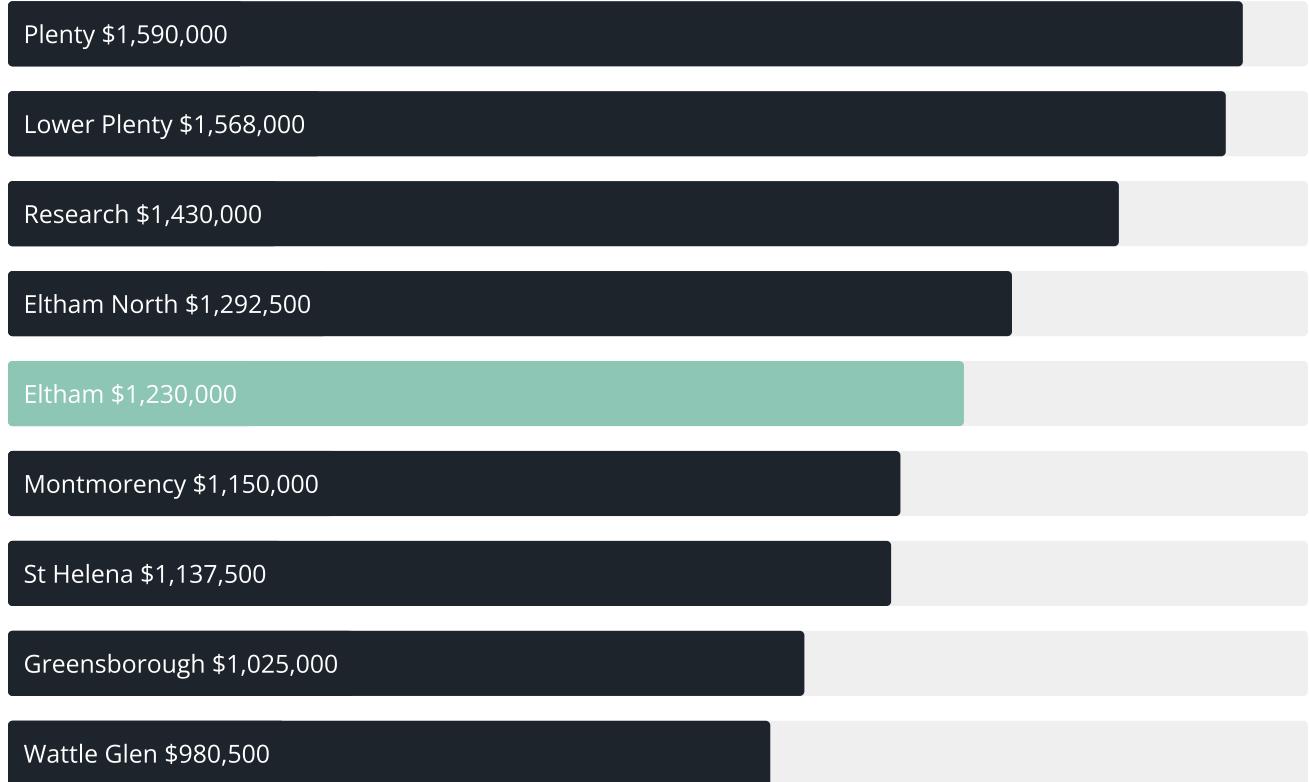
Quarterly price change¹



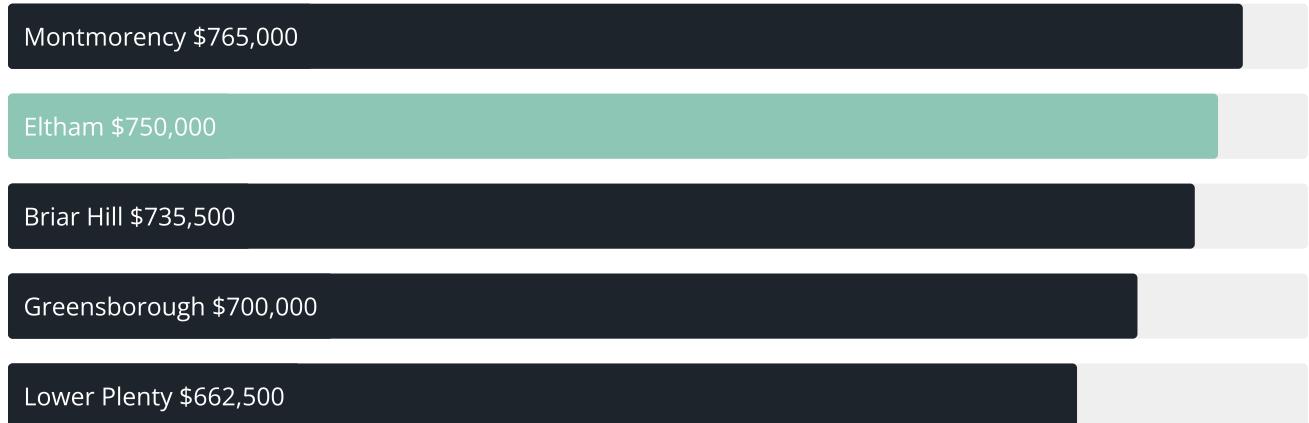
Surrounding Suburbs

ELTHAM SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ELTHAM SUBURB REPORT

Sale method²



● Auction 15%
● Private 85%

Auction clearance rate³

75%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 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

\$680 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 219 Bolton St Eltham	5	House	\$1,070,000	24 Dec 2025
 140 Arthur St Eltham	5	House (Previously Occupied - Detached)	\$575,000	15 Dec 2025
 91 Arthur St ELTHAM	3	House	\$1,250,000	11 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 (Previously Occupied - Detached)	\$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
 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 Sweeney's La Eltham	5	House	\$2,150,000	26 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
 13 Ashdale Gr Eltham	3	House	\$1,125,000	21 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 Dandaloo Dr Eltham	4	House	\$1,300,000	20 Nov 2025
 5 Kerby St Eltham	3	House	\$1,200,000	18 Nov 2025

Sold Properties

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1a Frank St Eltham	4	House	\$1,348,000	18 Nov 2025
 34 Valonia Dr Eltham	4	House	\$1,200,000	17 Nov 2025
 1/20 Livingstone Rd Eltham	1	Flat/Unit/Apartment	\$805,000	14 Nov 2025
 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



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 08/01/2026

- 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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