



Eltham

Suburb Report



Your connection to property insights



JellisCraig

ELTHAM SUBURB REPORT

Median house price¹

Median

\$1.27m

Quarterly price change

1.03% ↑

Median unit price¹

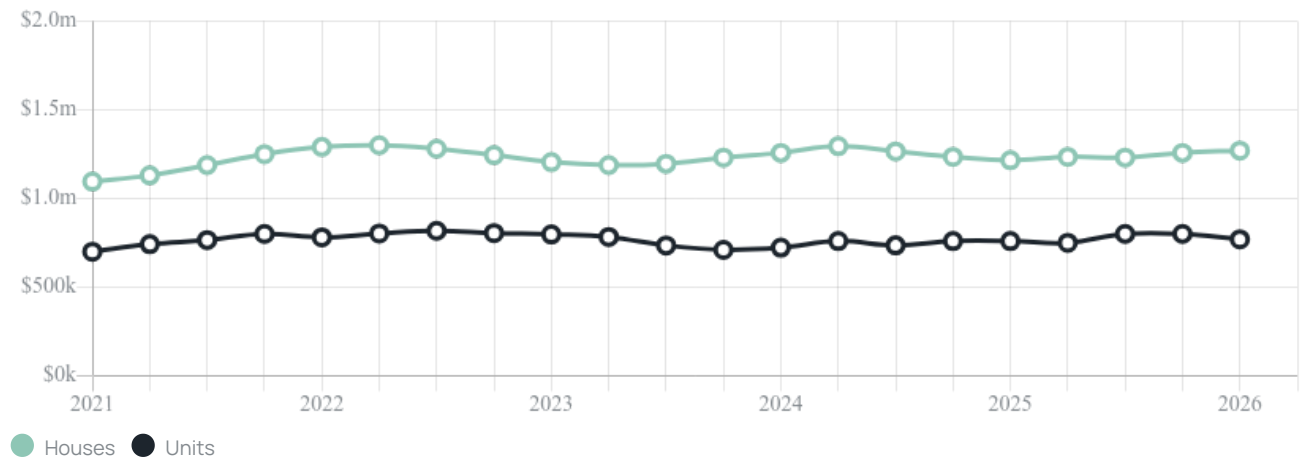
Median

\$770k

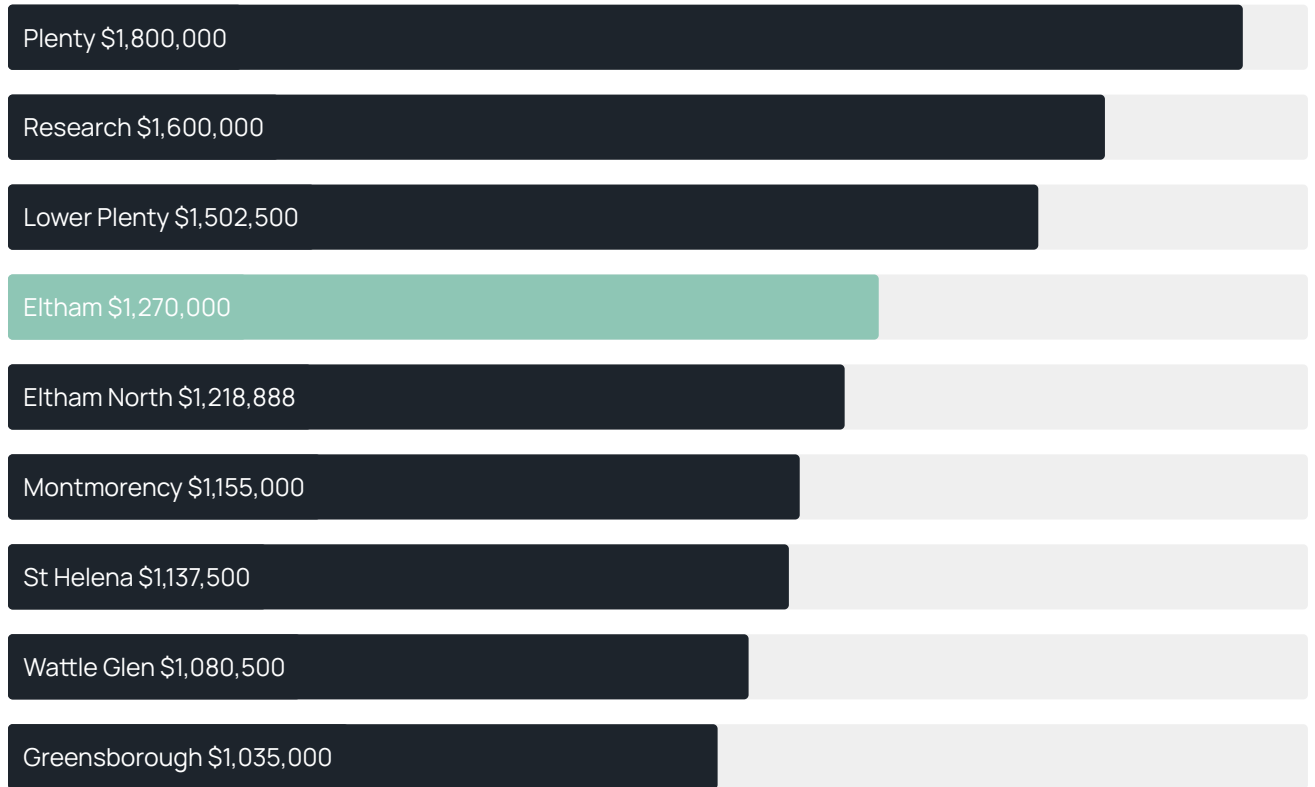
Quarterly price change

-3.75% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 22%
● Private 78%

Auction clearance rate³

58.82%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 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

\$710 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
 28 Meruka Dr Eltham	3	House	\$930,000	30 Jun 2026
 59 John St Eltham	2	House	\$840,000	27 Jun 2026
 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
 1/95 Pitt St Eltham	3	Townhouse	\$985,000	04 Jun 2026
 172 Bolton St Eltham	3	House	\$900,000	04 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 18 Victoria Cl ELTHAM	5	House	\$1,830,000	04 Jun 2026
 36 Meruka Dr Eltham	3	House	\$1,200,000	01 Jun 2026
 6/31 Pryor St Eltham	2	Unit	\$663,000	31 May 2026
 9 Barriedale Ct Eltham	4	House	\$1,385,000	31 May 2026
 12 Mulberry Ct Eltham	4	House	\$1,890,000	30 May 2026
 7 Crowe Ct Eltham	5	House	\$1,522,500	30 May 2026
 36 Lilian Pde Eltham	4	House	\$1,010,000	29 May 2026
 7 Hill Mews Eltham	5	House	\$2,273,000	27 May 2026
 4/1443 Main Rd Eltham	3	Townhouse	\$950,000	26 May 2026
 1/3 Bird St Eltham	3	House	\$1,300,000	20 May 2026

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Address	Bedrooms	Type	Price	Sold
 5/852 Main Rd Eltham	3	Unit	\$773,000	19 May 2026
 21 Andrews St Eltham	4	House	\$1,188,000	19 May 2026
 G17/26 Pryor St Eltham	2	Apartment	\$660,000	19 May 2026
 17/26 Pryor St Eltham	2	Flat/Unit/Apartment	\$660,000	19 May 2026
 9/36 Livingstone Rd Eltham	3	Unit	\$817,000	18 May 2026
 3 Quentin Way Eltham	4	House	\$1,439,000	16 May 2026
 4 Roxby Cl Eltham	5	House	\$1,280,000	16 May 2026
 98 Bridge St Eltham	3	House	\$820,000	15 May 2026
 3/26 Pryor St Eltham	3	Apartment	\$1,145,000	15 May 2026
 50 John St Eltham	3	House	\$1,187,000	15 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 01/07/2026

- 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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