



Eltham

# Suburb Report



Your connection to property insights



**JellisCraig**

ELTHAM SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.26m

Quarterly price change

2.19% ↑

Median unit price<sup>1</sup>

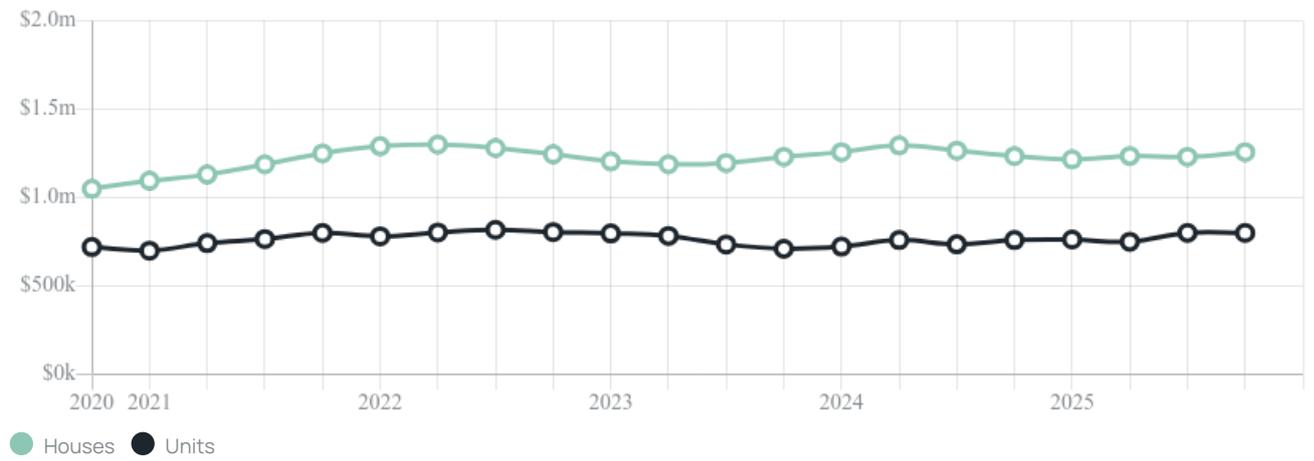
Median

\$800k

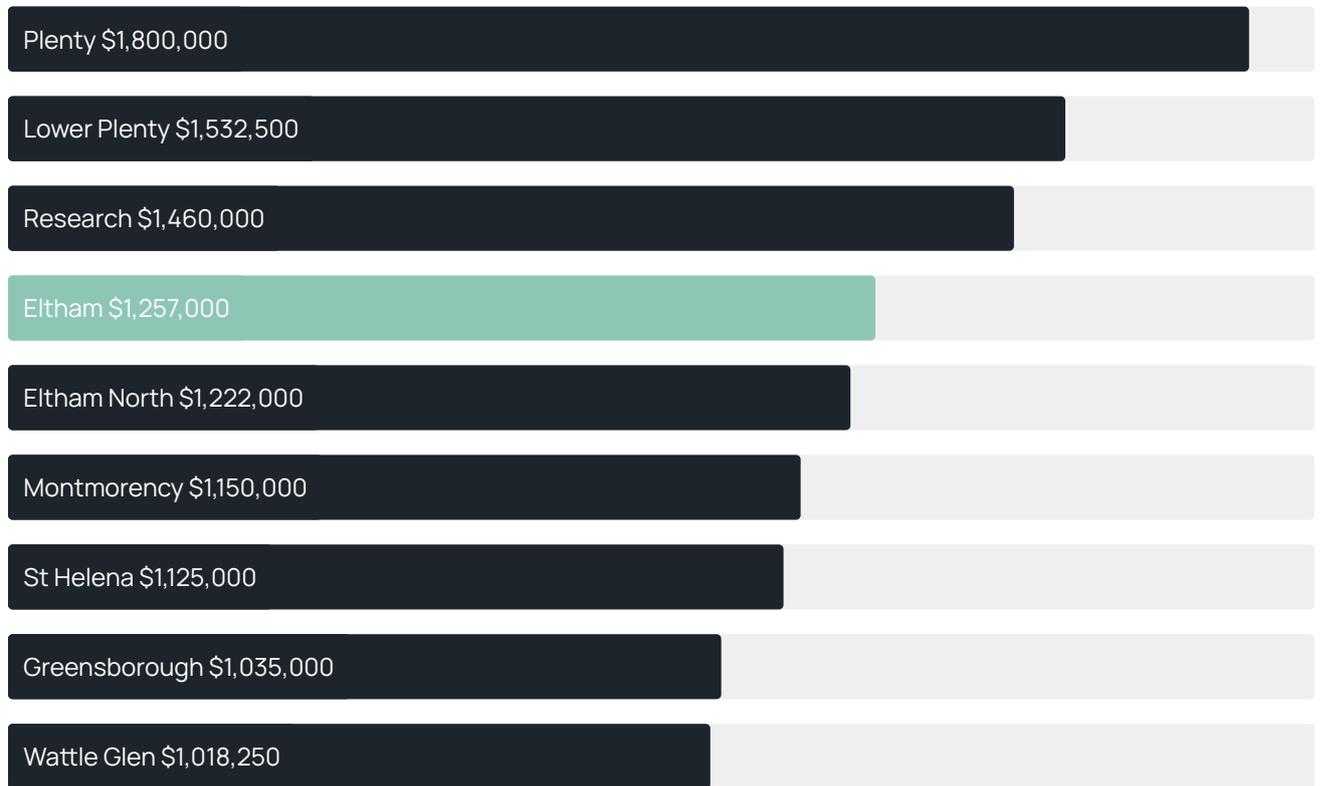
Quarterly price change

0.00% ↓

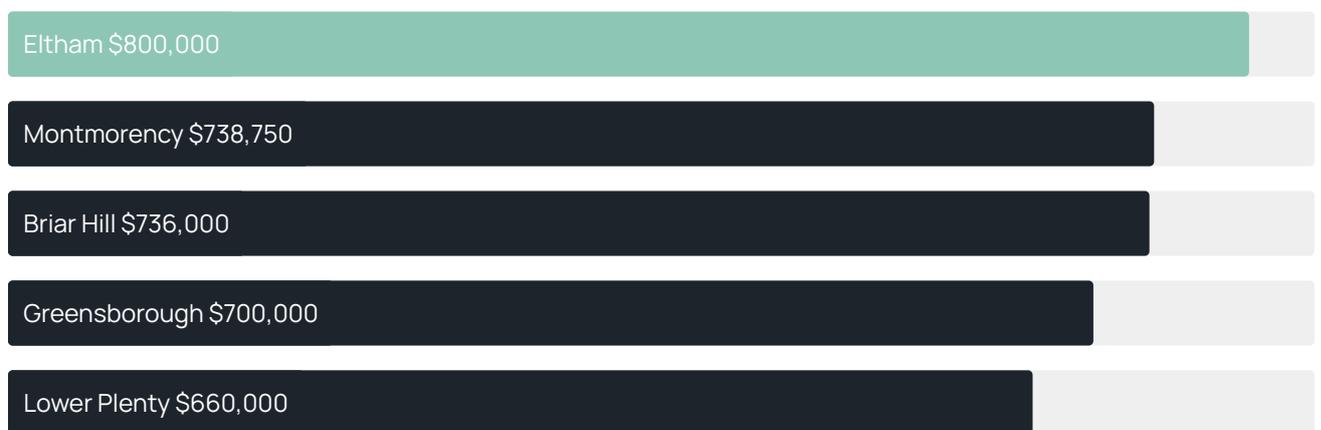
Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 21%  
● Private 79%

Auction clearance rate<sup>3</sup>

66.67%

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

38 days

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

38 groups

Average hold period<sup>1</sup>

8.4 years

Dwelling type<sup>5</sup>



● Houses 86% ● Units 14%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

18,847

Median asking rent<sup>1</sup>

\$700 per week

Population growth<sup>5</sup>

2.91%

Rental yield<sup>1</sup>

2.89%

Median age<sup>5</sup>

43 years

Median household size<sup>5</sup>

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](http://jellisCraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 5 Dobell Dr Eltham	4	House	\$1,380,000	28 Feb 2026
 28 Batman Rd Eltham	3	House	\$1,080,000	26 Feb 2026
 31 Cromwell St Eltham	4	House	\$1,211,000	25 Feb 2026
 95 Franklin St Eltham	4	House	\$1,327,500	19 Feb 2026
 73 Frank St Eltham	4	House	\$1,143,000	18 Feb 2026
 7 Dandallo Dr Eltham	4	House	\$1,310,000	18 Feb 2026
 19 Piper Cr Eltham	5	House	\$1,060,000	18 Feb 2026
 45 Shalbury Av Eltham	4	House	\$1,300,000	17 Feb 2026
 13 Walsh St Eltham	3	House	\$1,178,000	17 Feb 2026
 5/91 Bible St Eltham	2	Unit	\$673,000	17 Feb 2026

## ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 166 Allendale Rd Eltham	4	House	\$2,750,000	16 Feb 2026
 4/852 Main Rd Eltham	3	Unit	\$745,000	15 Feb 2026
 6 Stanley Av Eltham	3	House	\$1,310,000	14 Feb 2026
 5/31 Pryor St Eltham	2	Unit	\$661,000	13 Feb 2026
 1/33 Park West Rd Eltham	3	House	\$868,000	13 Feb 2026
 1/91 Bible St Eltham	2	Unit	\$730,095	11 Feb 2026
 2/16 Inez Av Eltham	3	Unit	\$760,000	09 Feb 2026
 523 Main Rd Eltham	2	House	\$930,000	04 Feb 2026
 22 Coolabah Dr Eltham	4	House	\$1,150,000	03 Feb 2026
 6 Nioka Ct Eltham	4	House	\$1,350,000	02 Feb 2026

## ELTHAM SUBURB REPORT

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
 111 Brougham St Eltham	3	House	\$1,195,000	29 Jan 2026
 1 Flint St Eltham	4	House	\$1,285,000	29 Jan 2026
 9 Clearwater Cl Eltham	4	House	\$1,720,000	29 Jan 2026
 144 Pitt St Eltham	4	House	\$1,420,000	24 Jan 2026
 2/16 Piper Cr Eltham	4	House	\$1,220,000	23 Jan 2026
 69 Henry St Eltham	4	House	\$1,350,000	22 Jan 2026
 3/1104 Main Rd ELTHAM	2	Unit	\$730,000	19 Jan 2026



**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.

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Data is current as of PDF generation date 01/03/2026

- 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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