



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

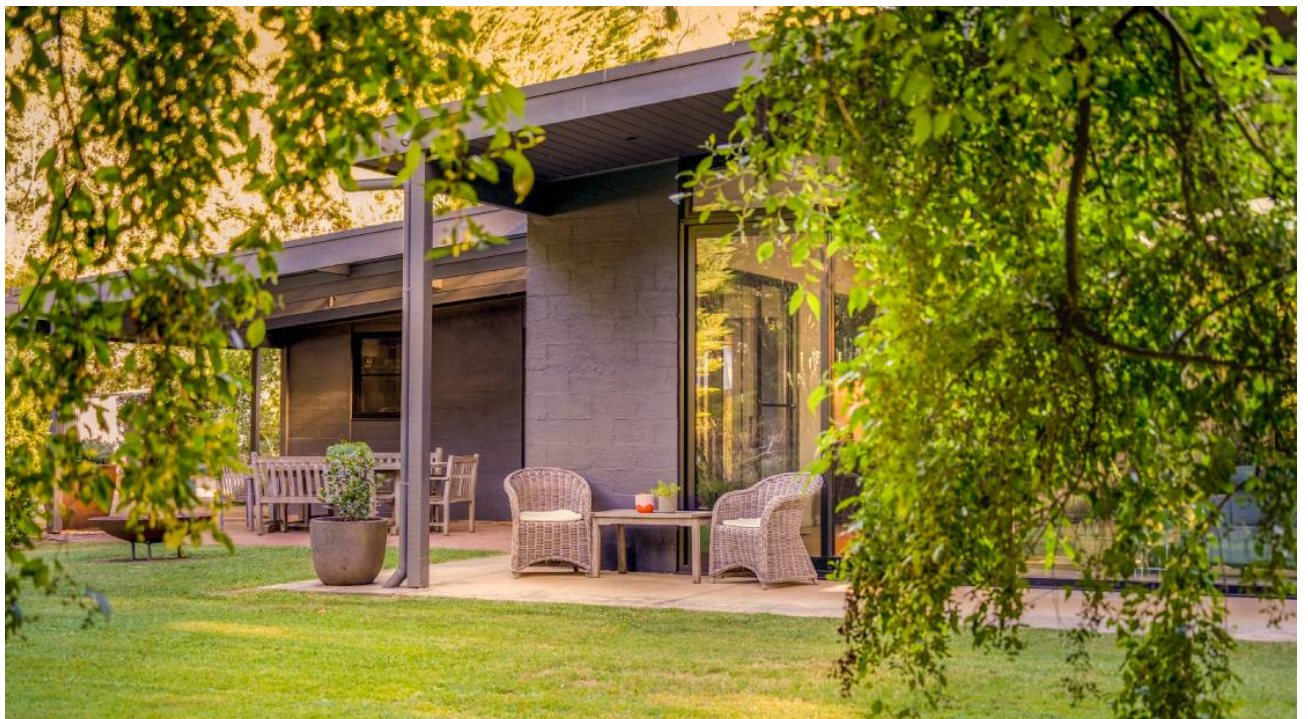
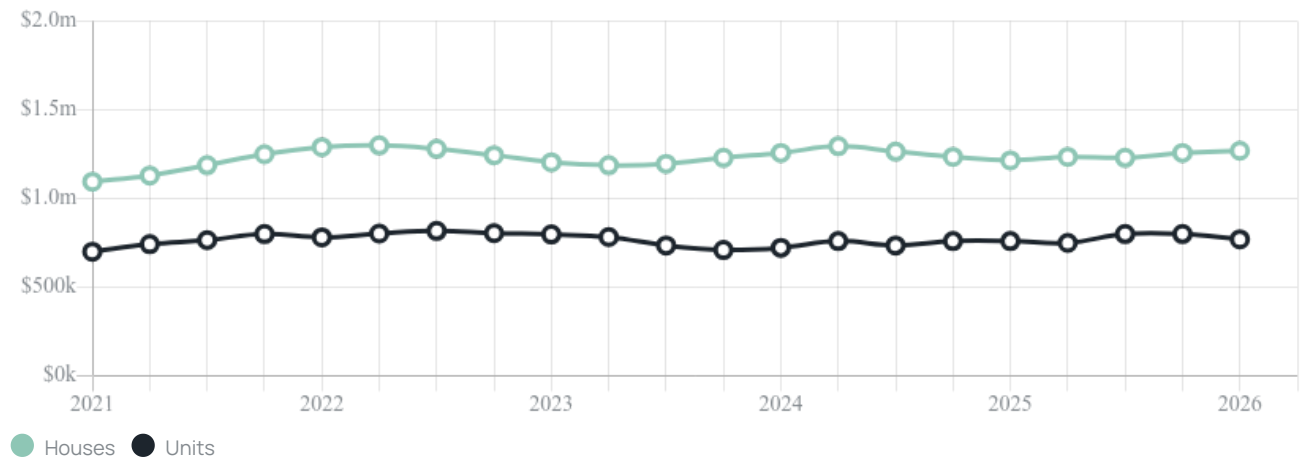
Median

\$770k

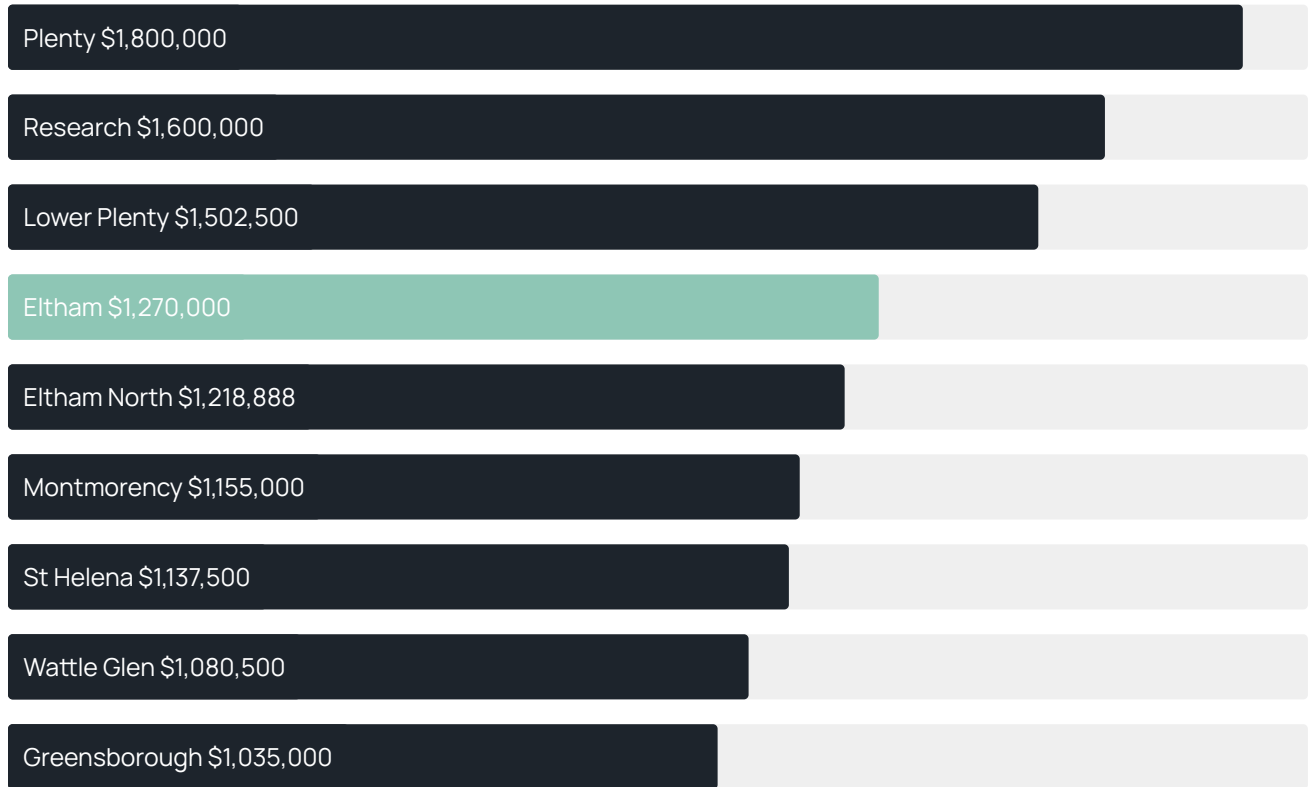
Quarterly price change

-3.75% ↓

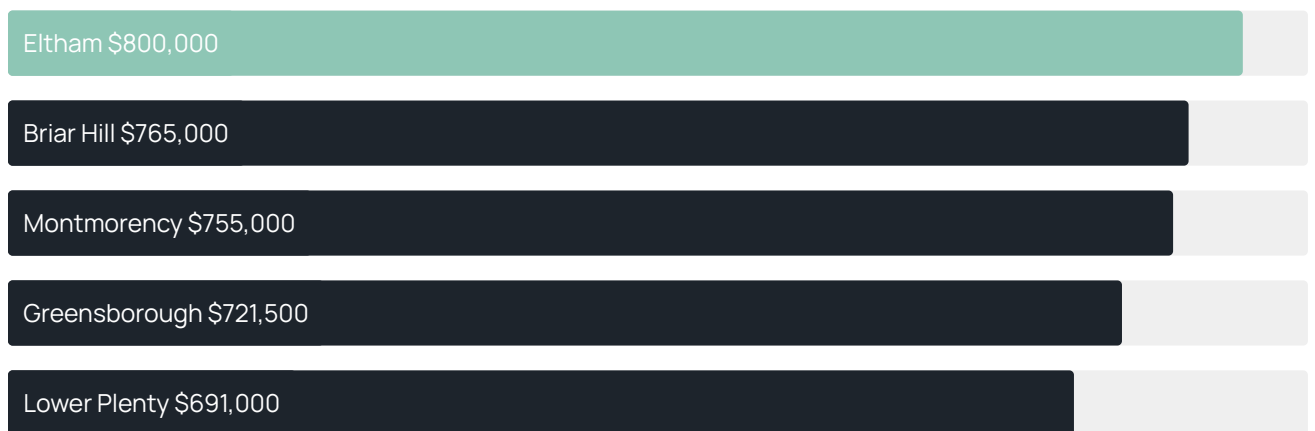
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

78.95%

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

\$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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 57 Frank St Eltham	3	House	\$800,000	24 Apr 2026
 3 Zig Zag Rd Eltham	4	House	\$1,310,000	22 Apr 2026
 2 Culla Hill Eltham	5	House	\$3,950,000	20 Apr 2026
 30 Moola Pl ELTHAM	3	House	\$1,340,000	18 Apr 2026
 3 Bahen Cl ELTHAM	3	House	\$985,000	18 Apr 2026
 49-51 Zig Zag Rd Eltham	3	House	\$1,300,000	17 Apr 2026
 3 Natalie Mews Eltham	5	House	\$1,290,000	14 Apr 2026
 86 Pitt St Eltham	3	House	\$830,000	11 Apr 2026
 2/20 Cecil St Eltham	3	Unit	\$790,000	10 Apr 2026
 2/39-41 Arthur St Eltham	2	Unit	\$726,000	08 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 9 Nerreman Gateway Eltham	6	House	\$1,805,000	02 Apr 2026
 3/40 Shalbury Av Eltham	4	Unit	\$990,000	27 Mar 2026
 19 Wattle Gr ELTHAM	4	House	\$1,500,000	26 Mar 2026
 31 Luck St Eltham	3	House	\$905,000	26 Mar 2026
 2/6 Parsons Rd Eltham	3	House	\$1,222,750	25 Mar 2026
 4 Renshaw Dr Eltham	4	House	\$1,383,000	24 Mar 2026
 3/11 York St Eltham	3	Townhouse	\$1,175,000	23 Mar 2026
 6/72-74 Bridge St Eltham	3	House	\$865,000	22 Mar 2026
 6/72 Bridge St Eltham	3	Flat/Unit/Apartment	\$865,000	22 Mar 2026
 23 Wycliffe Cr Eltham	4	House	\$1,350,000	20 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 5/17 Silver St Eltham	2	Unit	\$750,000	17 Mar 2026
 6 Valley Park Gr Eltham	4	House	\$1,760,000	14 Mar 2026
 1/13 Brownes Cr Eltham	2	House	\$750,000	14 Mar 2026
 5 Souter St Eltham	3	House	\$995,000	13 Mar 2026
 138 Napoleon St ELTHAM	2	House	\$2,350,000	12 Mar 2026
 47 Maroong Dr Eltham	4	House	\$1,287,000	10 Mar 2026
 115 Dalton St Eltham	4	House	\$1,100,000	07 Mar 2026
 18 Henry St Eltham	6	House	\$1,065,000	06 Mar 2026
 2/13 Grey St Eltham	3	Townhouse	\$1,340,000	03 Mar 2026
 1/1152 Main Rd Eltham	3	Unit	\$860,000	03 Mar 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.

Data is current as of PDF generation date 01/05/2026

- 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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