Eltham

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.29m

Monthly median price change[2]

-0.62% ↓

Median unit price

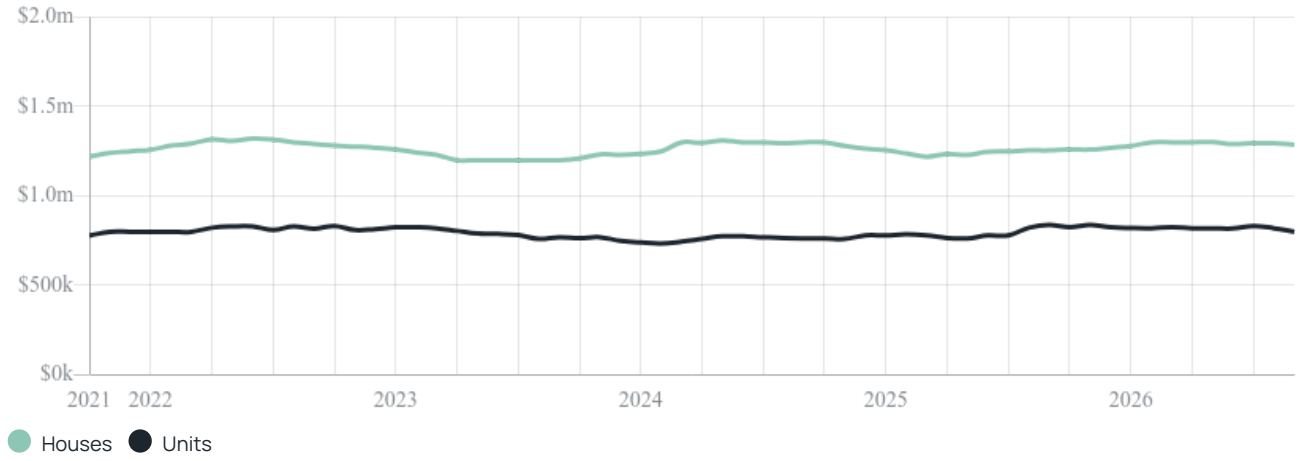
Median[1]

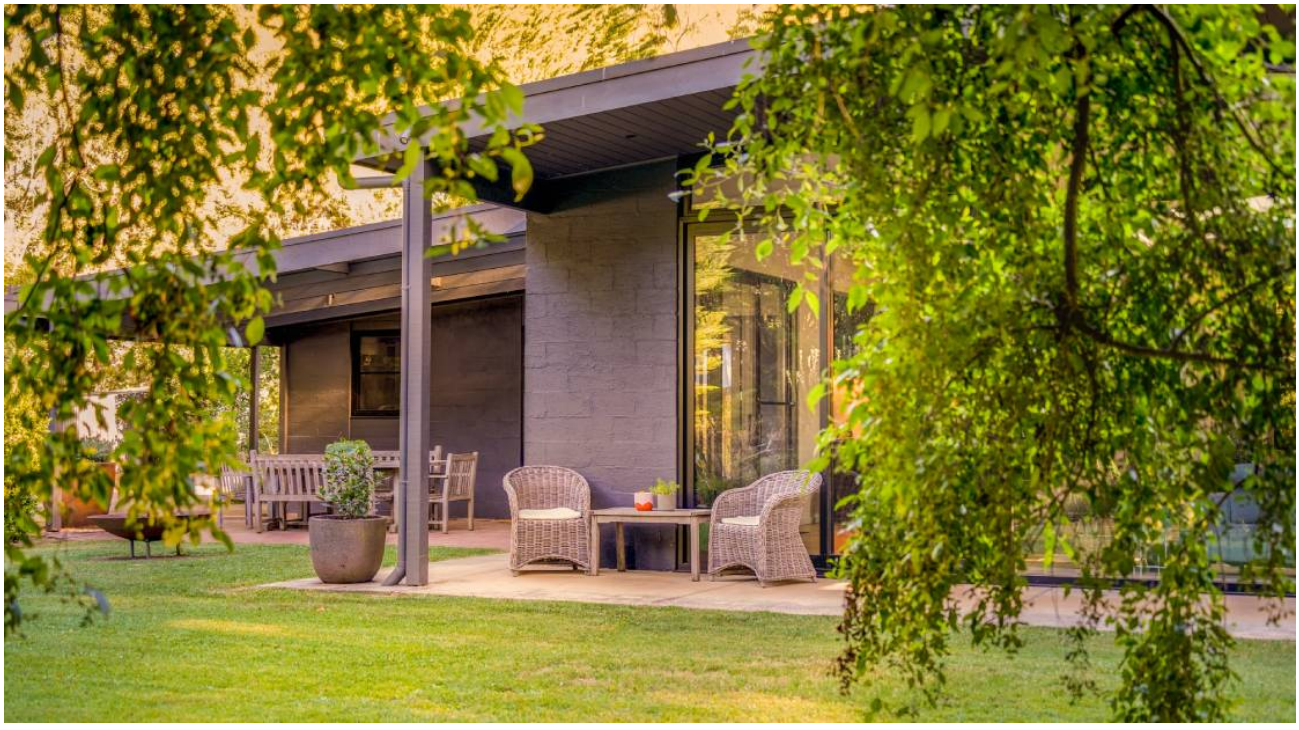
$800k

Monthly median price change[2]

-2.44% ↓

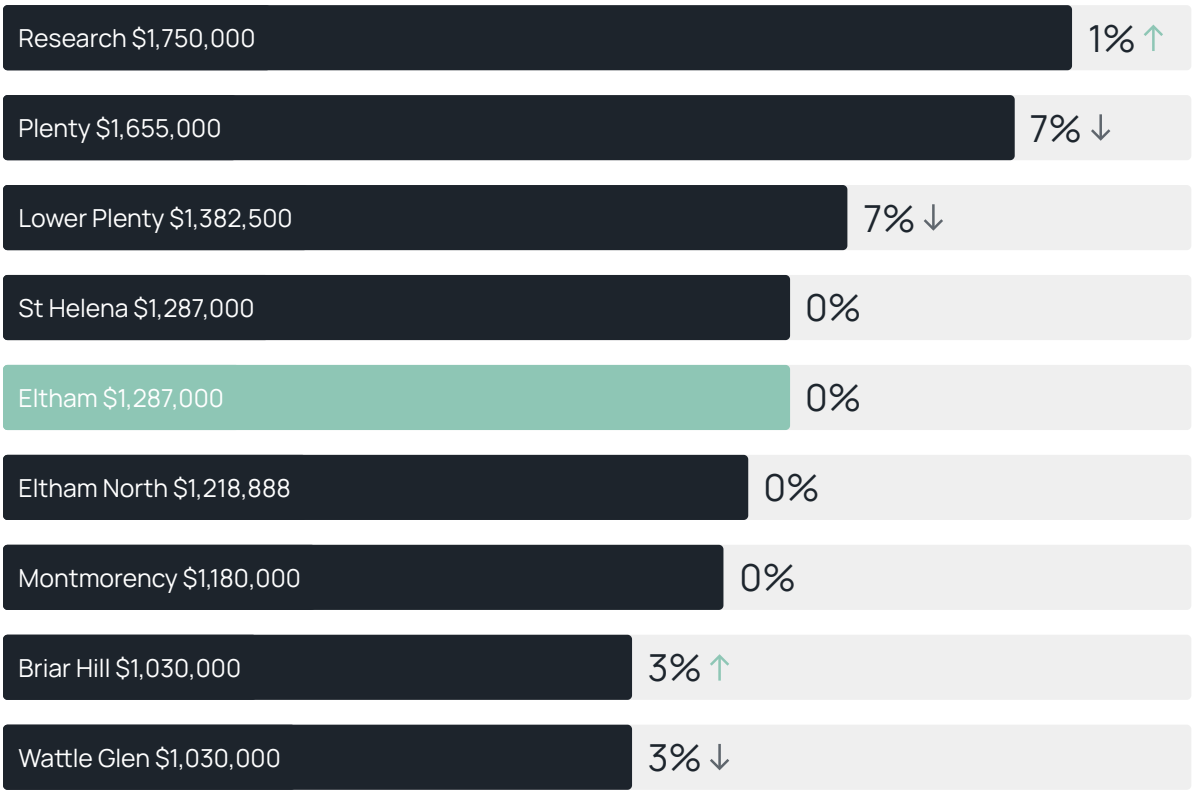
Eltham monthly median property prices[3]



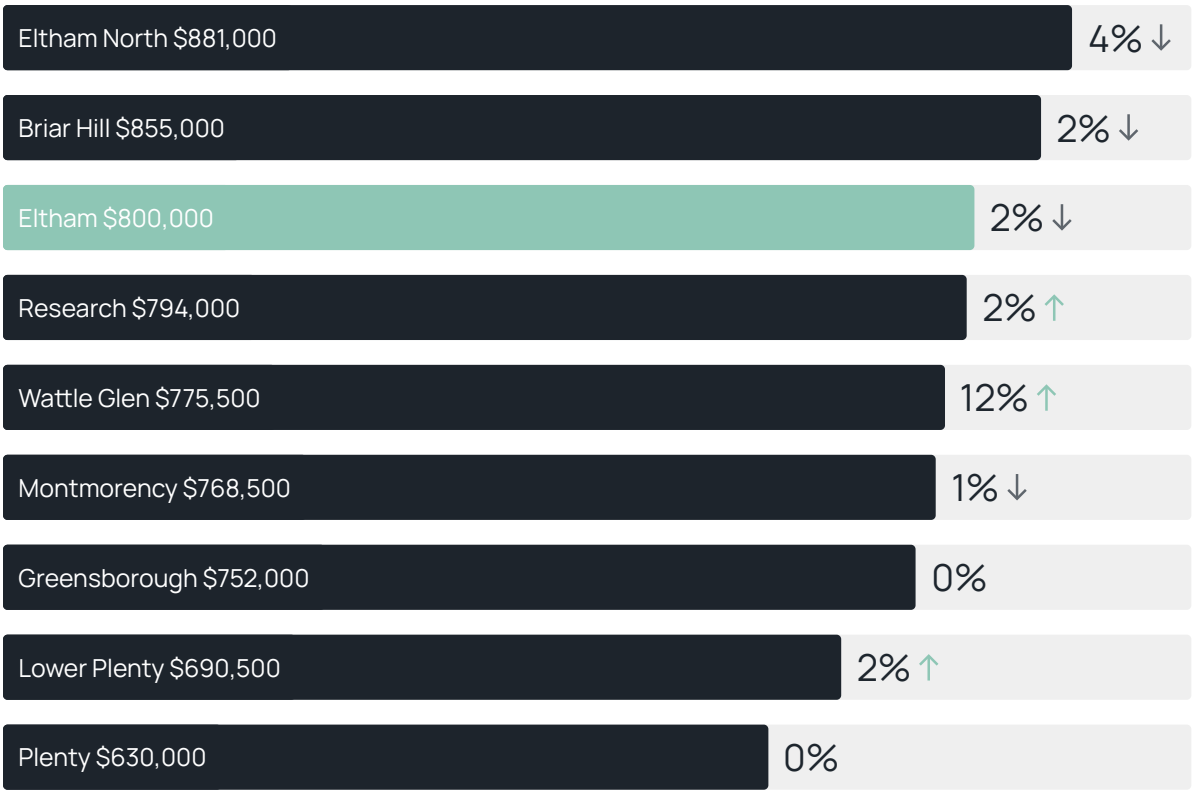


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

35%

Median days on market[5]

House	Unit
27 days	34 days

Jellis Craig average inspection attendance per listing[6]

41 groups

Average hold period[1]

House	Unit
16.1 years	10.9 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

18,847

Population growth[7]

2.91%

Median age[7]

43 years

Median household size[7]

2.8 people

Median asking rent per week[1]

House	Unit
$760	$650

Rental yield[8]

House	Unit
3.74%	4.11%

Sold Properties

Recent Eltham sales[5]

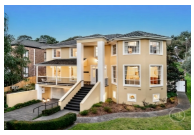
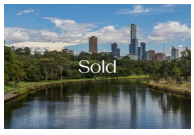
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	14 Howgate Court Eltham	3	House	$1,015,000	29 Oct 2026
	68 Milborne Crescent Eltham	4	House	$1,080,000	27 Oct 2026
	2/6 Walsh Street Eltham	3	House	$885,000	27 Oct 2026
	110 Mount Pleasant Road Eltham	5	House	$1,800,000	22 Oct 2026
	10 Bellevue Road Eltham	3	House	$807,000	21 Oct 2026
	73 Zig Zag Road Eltham	4	House	$1,580,000	21 Oct 2026
	56 Falkiner Street Eltham	3	House	$770,000	20 Oct 2026
	15 Tadema Crescent Eltham	4	House	$1,070,000	20 Oct 2026
	39 Frank Street Eltham	4	House	$1,037,500	16 Oct 2026
	124 Napoleon Street Eltham	4	House	$1,350,000	16 Oct 2026

Sold Properties

Address	Bedrooms	Type	Price	Sold
 4 Falconhurst Court Eltham	5	House	$1,325,000	13 Oct 2026
 4/674 Main Road Eltham	3	Unit	$965,000	13 Oct 2026
 83 Brougham Street Eltham	3	House	$930,000	13 Oct 2026
 7/12 Shalbury Avenue Eltham	2	Unit	$600,000	12 Oct 2026
 3/29 Stanley Avenue Eltham	3	Unit	$870,000	09 Oct 2026
 16 Glenister Drive Eltham	2	House	$990,000	09 Oct 2026
 2/9-11 Grove Street Eltham	4	Townhouse	$1,050,000	09 Oct 2026
 1/22 Silver Street Eltham	3	Unit	$780,000	08 Oct 2026
 12 Culla Hill Eltham	4	House	$3,175,000	08 Oct 2026
 20 Bainbridge Drive Eltham	5	House	$1,400,000	07 Oct 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	5/10 Taylor Street Eltham	2	Unit	$690,000	06 Oct 2026
	17 Marion Way Eltham	4	House	$1,305,000	06 Oct 2026
	5 Davies Drive Eltham	3	House	$952,000	03 Oct 2026
	2/22 Luck Street Eltham	3	Townhouse	$785,000	01 Oct 2026
	2/50 Henry Street Eltham	2	Unit	$661,000	01 Oct 2026
	2 Kimberley Close Eltham	4	House	$1,550,000	30 Sep 2026
	2/68 Henry Street Eltham	3	Unit	$1,100,000	30 Sep 2026
	17 Manning Road Eltham	4	House	$1,400,000	30 Sep 2026
	8 Hillcrest Avenue Eltham	4	House	$2,435,000	29 Sep 2026
	36 Wycliffe Crescent Eltham	5	House	$1,350,000	24 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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