



Eltham

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

Median

\$1.29m

Quarterly price change

-0.12% ↓

Median unit price¹

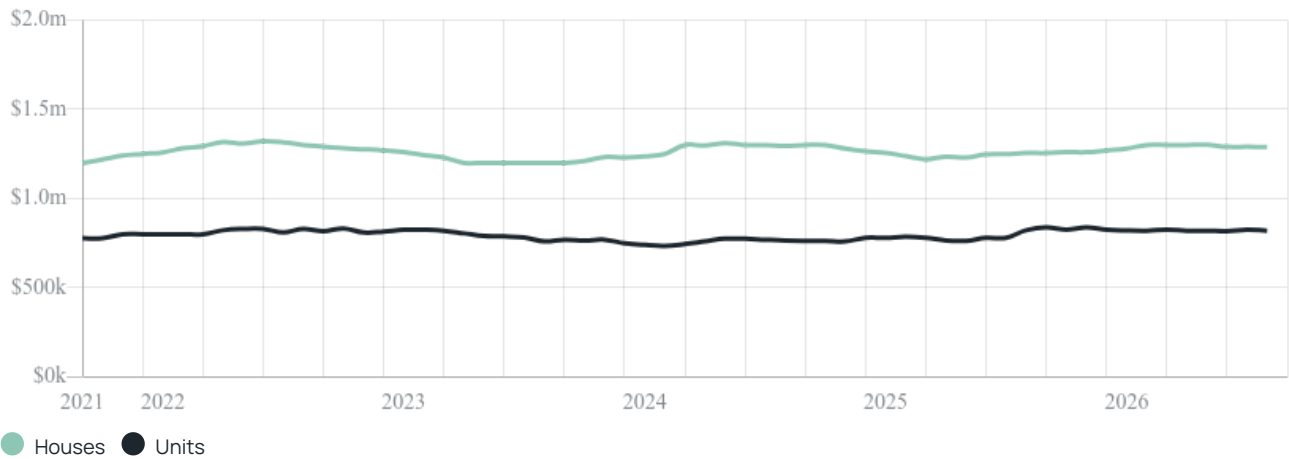
Median

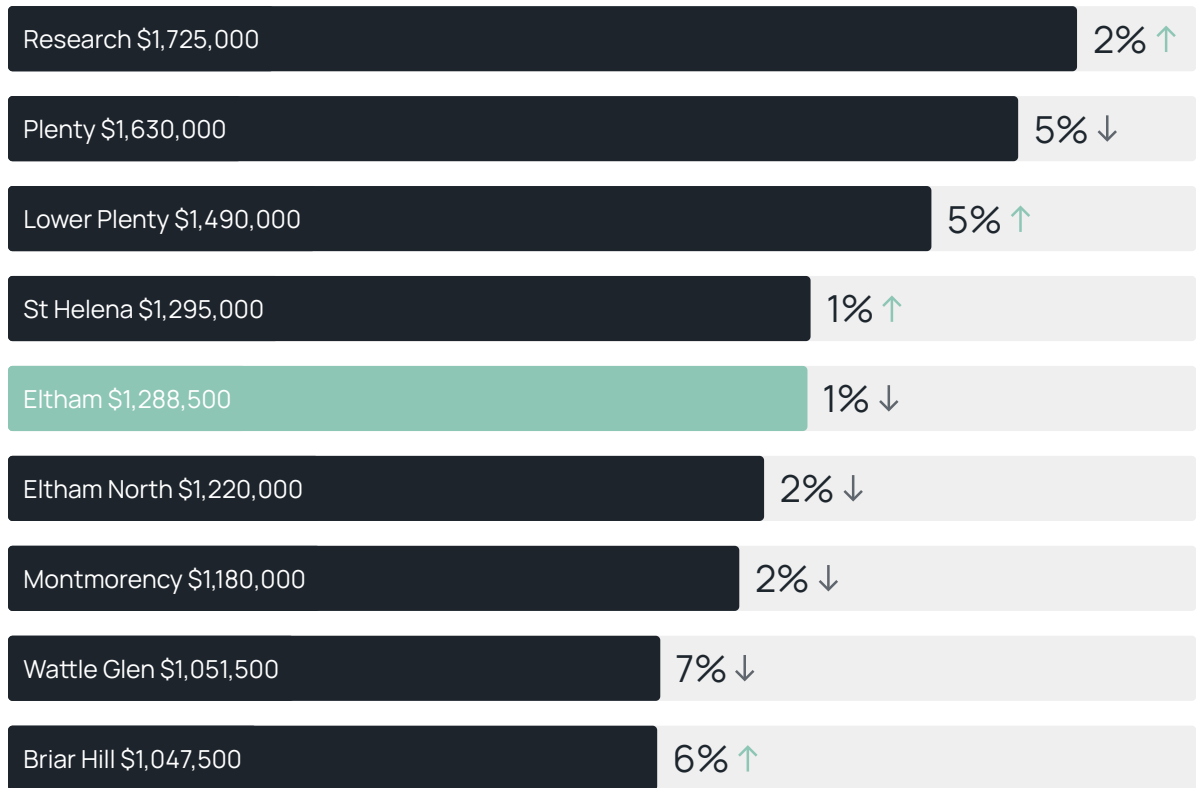
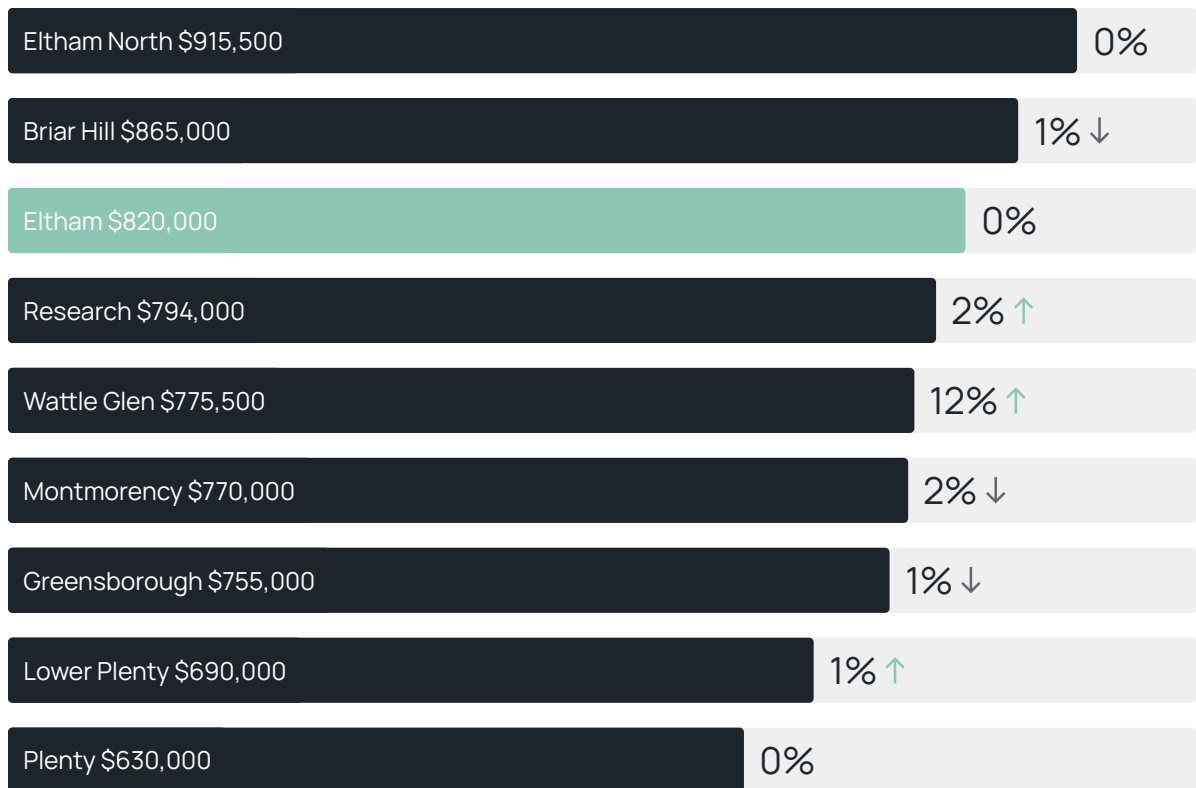
\$820k

Quarterly price change

-0.73% ↓

Eltham quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

47.62%

Median days on market³

House

Unit

27 days

31 days

Jellis Craig average inspection attendance per listing⁴

43 groups

Average hold period¹

House

Unit

16.0 years

11.3 years

Dwelling type⁵

● Houses 91% ● Units 9%

Ownership⁵

● Owned outright 43% ● Mortgaged 45% ● Rented 12%

Population⁵

18,847

Median asking rent per week¹

Unit

\$755

\$665

Population growth⁵

2.91%

Rental yield¹

House

Unit

3.69%

4.13%

Median age⁵

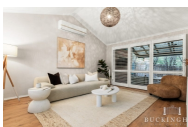
43 years

Median household size⁵

2.8 people

Recent Eltham sales²

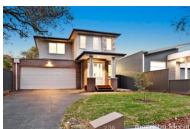
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisecraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 36 Wycliffe Crescent Eltham	5	House	\$1,350,000	24 Sep 2026
 14/28-32 Livingstone Road Eltham	2	Unit	\$640,000	23 Sep 2026
 8 Lyons Rise Eltham	4	House	Undisclosed	23 Sep 2026
 6/36 Livingstone Road Eltham	3	Unit	\$780,000	22 Sep 2026
 16 Hartland Way Eltham	3	House	Undisclosed	21 Sep 2026
 4 Bryan Court Eltham	3	House	\$950,000	20 Sep 2026
 5 Otis Place Eltham	4	House	\$1,470,000	18 Sep 2026
 14 Park West Road Eltham	4	House	\$1,165,000	18 Sep 2026
 6/18 Livingstone Road Eltham	3	Unit	\$770,000	16 Sep 2026
 29 Henry Street Eltham	3	House	\$980,000	15 Sep 2026

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 50 Bible Street Eltham	3	House	Undisclosed	15 Sep 2026
 22/64 Bridge Street Eltham	3	Townhouse	\$765,000	15 Sep 2026
 24 Leane Drive Eltham	4	House	\$1,391,500	14 Sep 2026
 24 Balmoral Circuit Eltham	4	House	\$1,252,000	12 Sep 2026
 35 Floriston Grove Eltham	5	House	\$1,703,000	12 Sep 2026
 15 Park West Road Eltham	0	Residential_land	\$460,000	12 Sep 2026
 117/26 Pryor Street Eltham	2	Apartment	\$690,000	11 Sep 2026
 3 Long Valley Way Eltham	3	House	Undisclosed	11 Sep 2026
 66 Henry Street Eltham	5	House	\$2,720,000	10 Sep 2026
 46 Henry Street Eltham	3	House	Undisclosed	07 Sep 2026

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Shorts Road Eltham	5	House	\$2,588,000	05 Sep 2026
 20 Elsa Court Eltham	3	House	\$801,000	05 Sep 2026
 11 Valley Park Grove Eltham	5	House	\$1,310,000	03 Sep 2026
 45 Sweeneys Lane Eltham	4	House	\$1,955,000	02 Sep 2026
 132 Franklin Street Eltham	3	House	\$1,050,000	28 Aug 2026
 13 Laleham Court Eltham	4	House	\$1,400,000	27 Aug 2026
 23a John Street Eltham	3	House	\$1,630,000	25 Aug 2026
 2/34 Batman Road Eltham	3	Unit	Undisclosed	23 Aug 2026
 38 Balmoral Circuit Eltham	4	House	\$1,145,000	21 Aug 2026
 8 Fairdale Court Eltham	4	House	\$1,559,000	21 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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