



Eltham

Suburb Report



Your connection to property insights



JellisCraig

Median house price¹

Median

\$1.30m

Quarterly price change

0.00% ↓

Median unit price¹

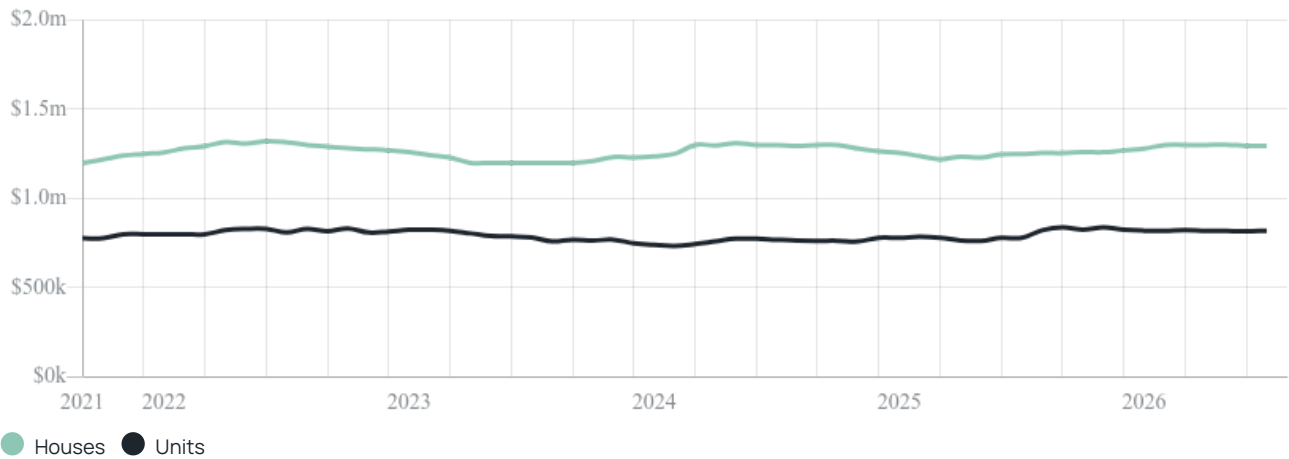
Median

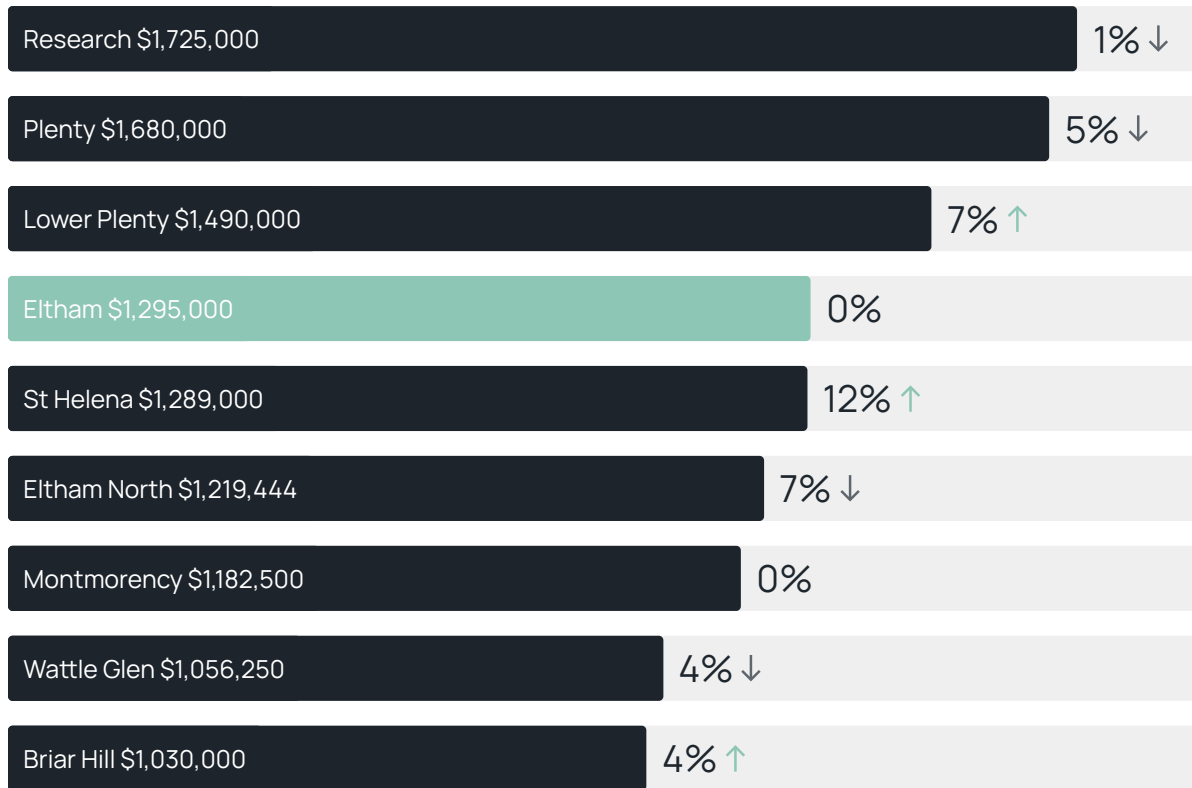
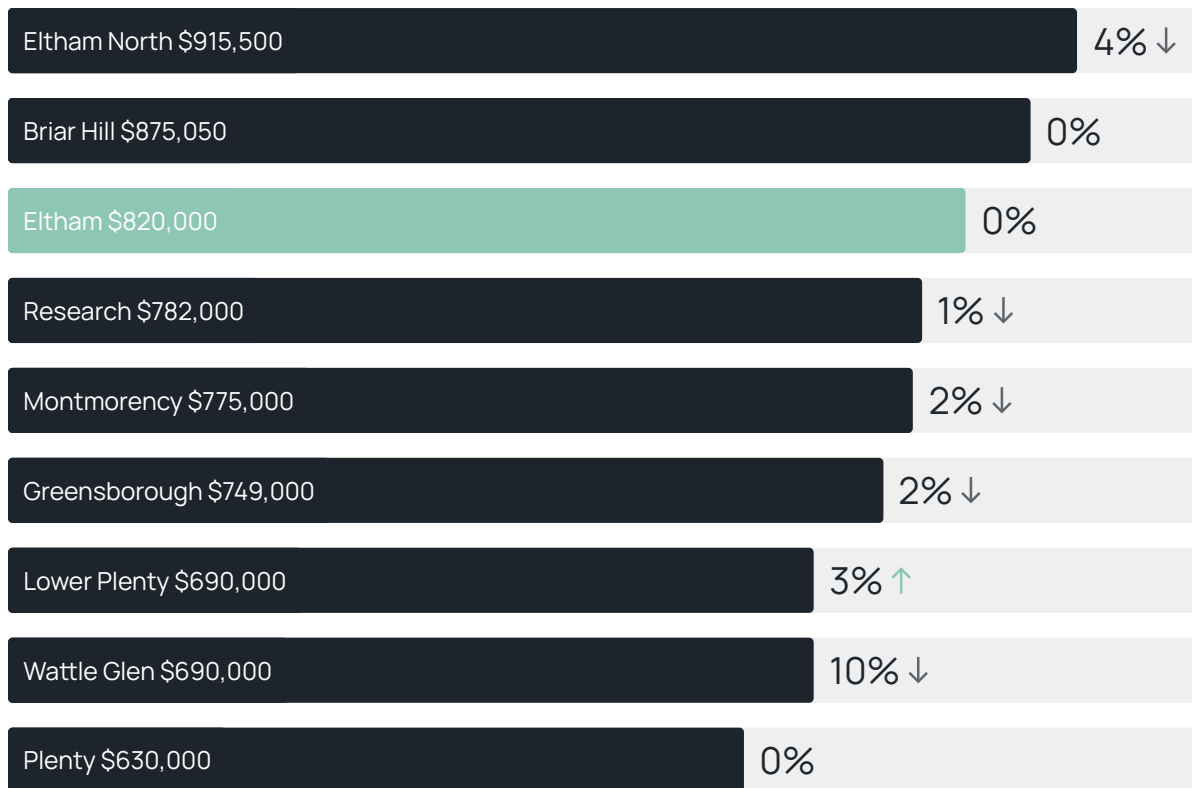
\$820k

Quarterly price change

0.37% ↑

Eltham quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 15%
● Private 85%

Auction clearance rate³

45.45%

Median days on market³

House

Unit

26 days

29 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

House

Unit

15.8 years

11.4 years

Dwelling type⁵

● Houses 91% ● Units 9%

Ownership⁵

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

Population⁵

18,847

Median asking rent per week¹

Unit

\$750

\$660

Population growth⁵

2.91%

Rental yield¹

House

Unit

3.54%

4.19%

Median age⁵

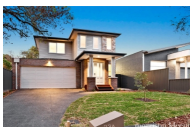
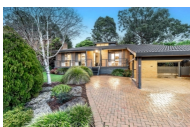
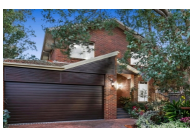
43 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 38 Balmoral Circuit Eltham	4	House	\$1,145,000	21 Aug 2026
 8 Fairdale Court Eltham	4	House	\$1,559,000	21 Aug 2026
 1/5 Andrews Street Eltham	3	Townhouse	\$982,500	20 Aug 2026
 21 Balmoral Circuit Eltham	4	House	\$1,155,000	19 Aug 2026
 32 Porter Street Eltham	3	House	\$1,205,000	18 Aug 2026
 3/26 Luck Street Eltham	3	Unit	\$930,000	18 Aug 2026
 141 Brougham Street Eltham	0	Residential_land	Undisclosed	16 Aug 2026

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/49 Stanley Avenue Eltham	3	Townhouse	\$825,000	14 Aug 2026
 2 Metery Road Eltham	4	House	Undisclosed	12 Aug 2026
 30 Andrews Street Eltham	3	House	\$770,000	07 Aug 2026
 152 Bolton Street Eltham	3	House	\$1,015,000	07 Aug 2026
 3 Elouera Close Eltham	5	House	\$1,375,000	06 Aug 2026
 3/35 Silver Street Eltham	3	Townhouse	\$915,000	06 Aug 2026
 7 Eurabbie Court Eltham	4	House	\$1,050,000	05 Aug 2026
 18 Brentwood Rise Eltham	6	House	\$1,570,000	04 Aug 2026
 41 Mount Pleasant Road Eltham	3	House	\$985,000	03 Aug 2026
 1/64 Frank Street Eltham	3	Unit	\$790,000	01 Aug 2026

ELTHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Leane Drive Eltham	4	House	\$1,175,000	31 Jul 2026
 2/8 Bird Street Eltham	3	Townhouse	Undisclosed	30 Jul 2026
 1/7 Walsh Street Eltham	3	Townhouse	\$920,000	29 Jul 2026
 26 Echidna Road Eltham	5	House	Undisclosed	28 Jul 2026
 7 Delmuir Close Eltham	4	House	\$1,315,000	24 Jul 2026
 23 Brownes Crescent Eltham	2	House	\$767,100	23 Jul 2026
 1/91A Arthur Street Eltham	4	House	Undisclosed	22 Jul 2026
 91 John Street Eltham	5	House	\$1,900,000	21 Jul 2026
 7 Penrith Court Eltham	3	House	\$1,080,000	16 Jul 2026
 1/1232 Main Road Eltham	4	House	\$960,000	15 Jul 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 01/09/2026

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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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