



Elwood

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ELWOOD SUBURB REPORT

Median house price¹

Median

\$2.25m

Quarterly price change

-1.74% 

Median unit price¹

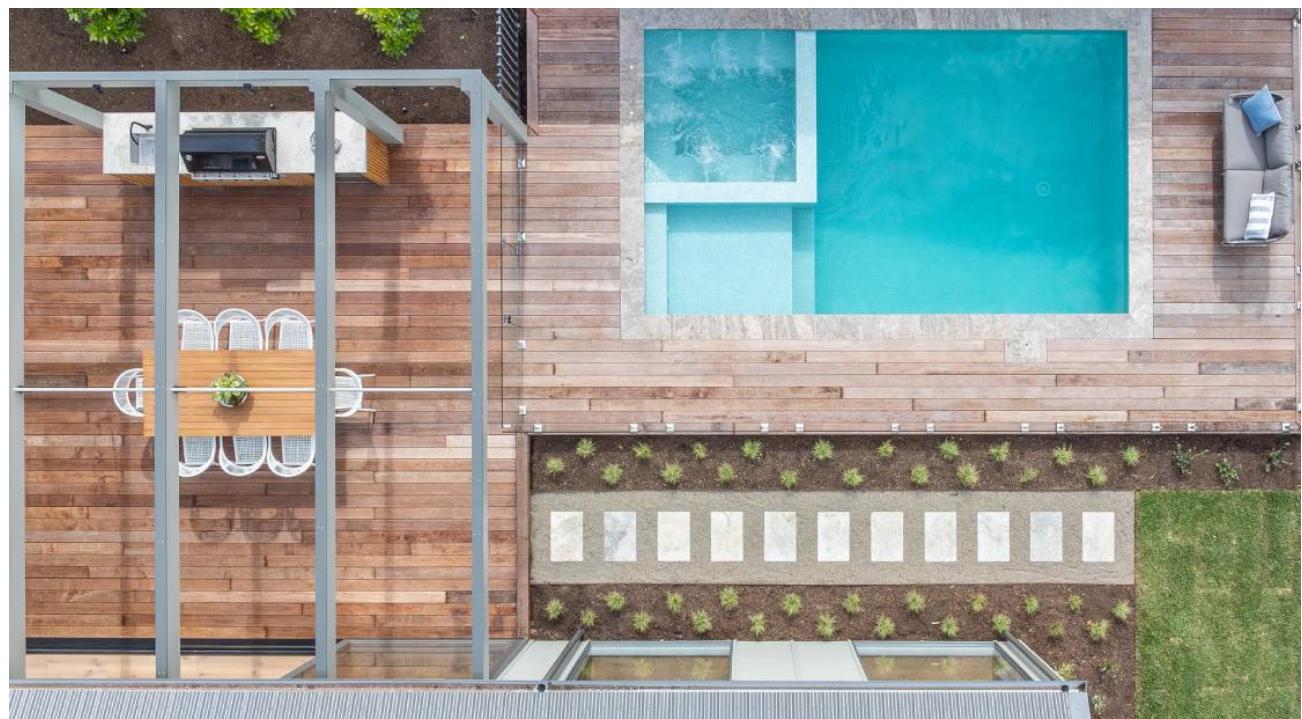
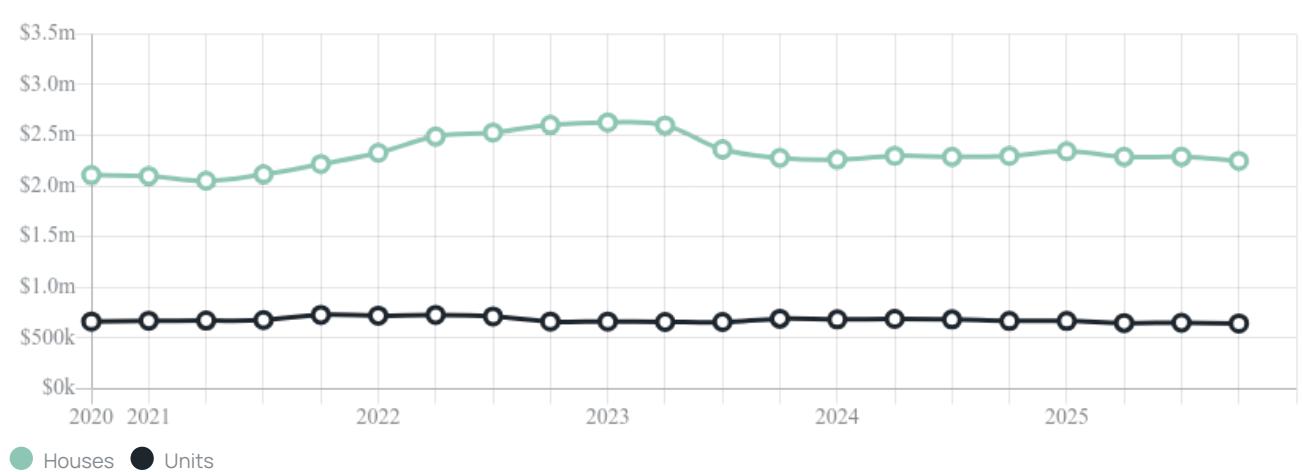
Median

\$646k

Quarterly price change

-0.92% 

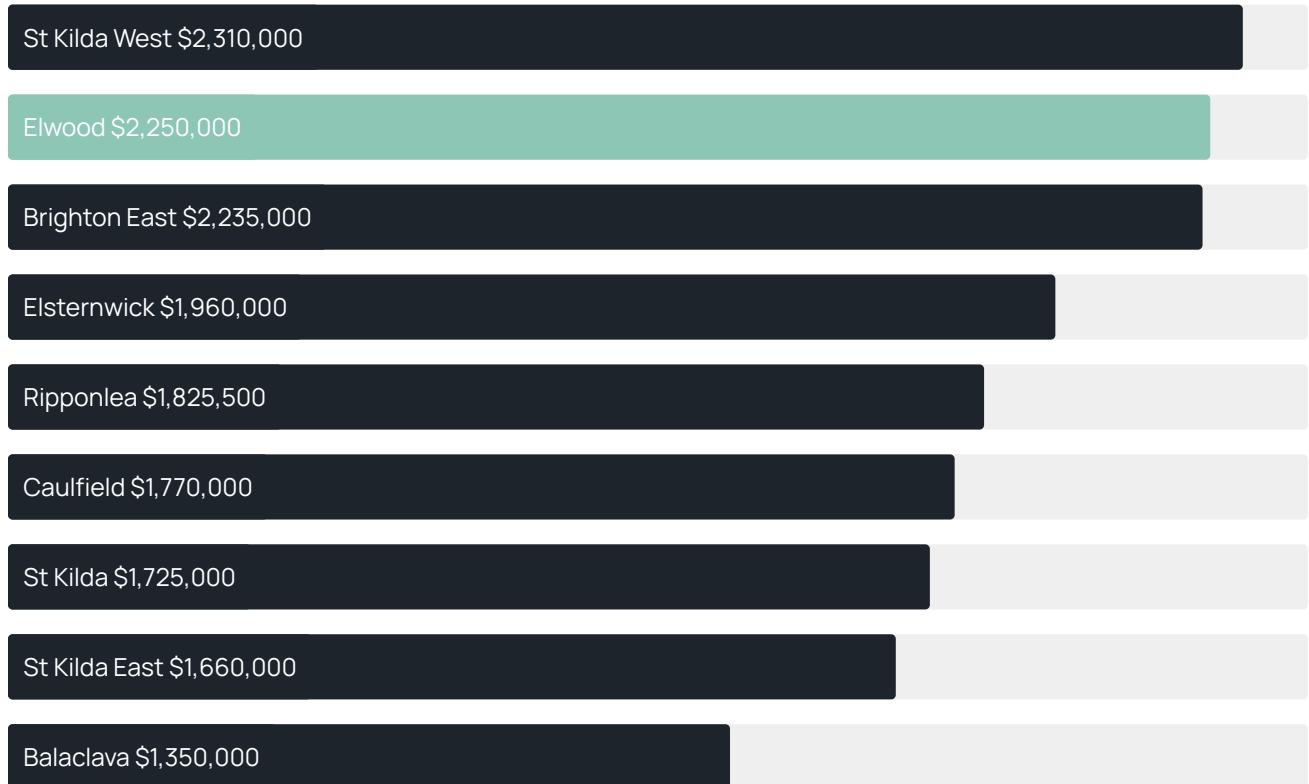
Quarterly price change¹



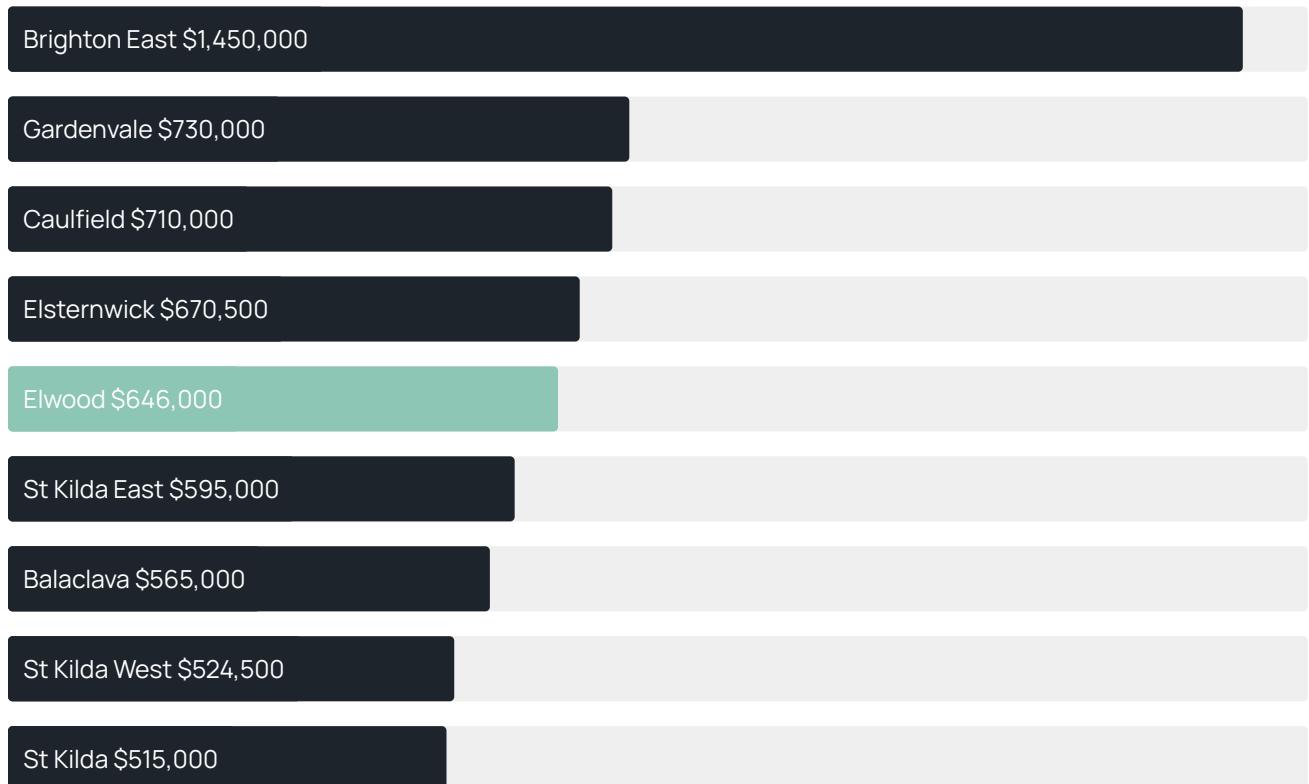
Surrounding Suburbs

ELWOOD SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ELWOOD SUBURB REPORT

Sale method²



● Auction 21%
● Private 79%

Auction clearance rate³

61.54%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

7.6 years

Insights

Dwelling type⁵



● Houses 14% ● Units 86%

Ownership⁵



● Owned outright 23% ● Mortgaged 28% ● Rented 49%

Population⁵

15,153

Median asking rent¹

\$1,100 per week

Population growth⁵

-2.51%

Rental yield¹

2.17%

Median age⁵

38 years

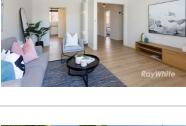
Median household size⁵

1.9 people

ELWOOD SUBURB REPORT

Recent Elwood 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

Address	Bedrooms	Type	Price	Sold
 9/58 Byron St Elwood	1	Apartment	\$356,000	22 Jan 2026
 8/141 Glen Huntly Rd Elwood	1	Apartment	\$430,000	21 Jan 2026
 4/41 Dickens St ELWOOD	2	Apartment	\$1,010,000	20 Jan 2026
 5/39 Spray St Elwood	1	Apartment	\$427,000	18 Jan 2026
 1/3 Greig Ct Elwood	2	Apartment	\$712,500	14 Jan 2026
 10/8 Avoca Av Elwood	2	Apartment	\$665,000	09 Jan 2026
 3/11a Pine Av Elwood	2	Apartment	\$525,000	30 Dec 2025
 6/45a Ormond Esp Elwood	1	Apartment	\$505,000	30 Dec 2025
 2/44 Foam St Elwood	2	Townhouse	\$1,475,000	29 Dec 2025
 18/32 Ormond Rd Elwood	1	Apartment	\$487,000	28 Dec 2025

Sold Properties

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	9/19 Tiuna Gr Elwood	2	Subdivided Flat - Single OYO Flat	\$564,000 23 Dec 2025
	3/481 St Kilda St Elwood	3	Townhouse	\$1,460,000 22 Dec 2025
	1/94 Tennyson St Elwood	3	Unit	\$875,000 21 Dec 2025
	5/86 Ruskin St Elwood	1	Unit	\$350,000 20 Dec 2025
	37 Shelley St Elwood	2	House	\$1,350,000 20 Dec 2025
	5/35 Byron St Elwood	2	Apartment	\$675,000 19 Dec 2025
	2/54 Scott St Elwood	3	Apartment	\$702,500 19 Dec 2025
	3/161 Brighton Rd Elwood	2	Apartment	\$685,000 18 Dec 2025
	3/487 St Kilda St Elwood	1	Apartment	\$430,000 18 Dec 2025
	7/69 Spray St Elwood	2	Apartment	\$726,000 16 Dec 2025

Sold Properties

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/129 Glen Huntly Rd Elwood	2	Townhouse	\$695,000	13 Dec 2025
 1/40 Scott St Elwood	2	Apartment	\$950,000	13 Dec 2025
 3/45 Foam St Elwood	1	Apartment	\$595,000	13 Dec 2025
 7a Meredith St Elwood	3	Townhouse	\$1,670,000	12 Dec 2025
 10/30 Shelley St Elwood	1	Apartment	\$487,500	12 Dec 2025
 G5/115 Tennyson St Elwood	1	Strata Unit/Flat	\$448,000	10 Dec 2025
 3/1a Dickens St Elwood	2	Strata Unit/Flat	\$722,000	08 Dec 2025
 2/1 Beach Av Elwood	3	Flat/Unit/Apartment	\$1,350,000	07 Dec 2025
 8/125 Glen Huntly Rd Elwood	2	Unit	\$642,000	06 Dec 2025
 5/8 Southey St Elwood	2	Apartment	\$725,000	06 Dec 2025



Jellis Craig Elwood
90 Ormond Road, Elwood
9531 1245

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 01/02/2026

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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