



Elwood

Suburb Report



Your connection to property insights



JellisCraig

ELWOOD SUBURB REPORT

Median house price¹

Median

\$2.08m

Quarterly price change

-3.48% ↓

Median unit price¹

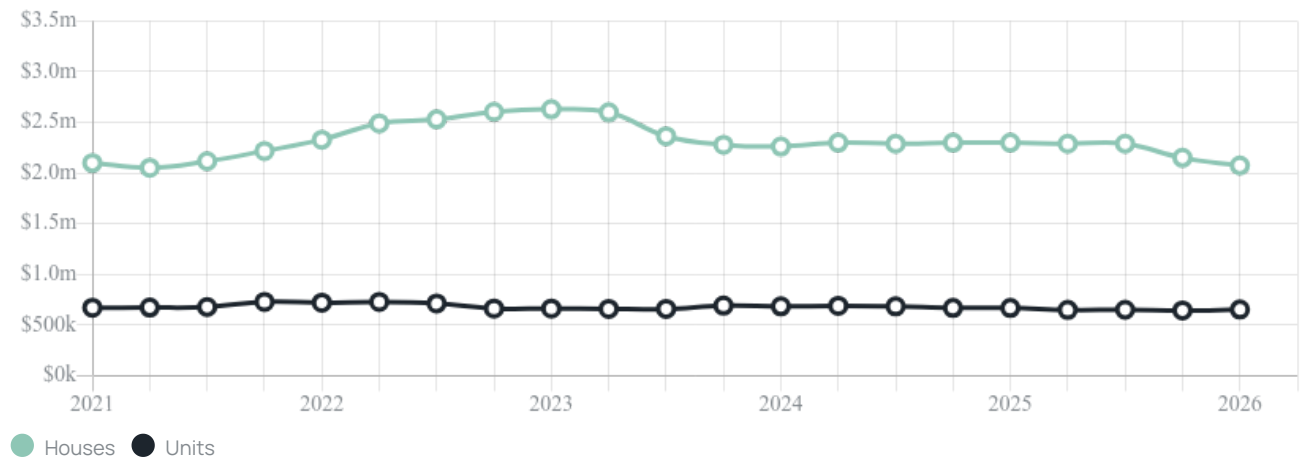
Median

\$654k

Quarterly price change

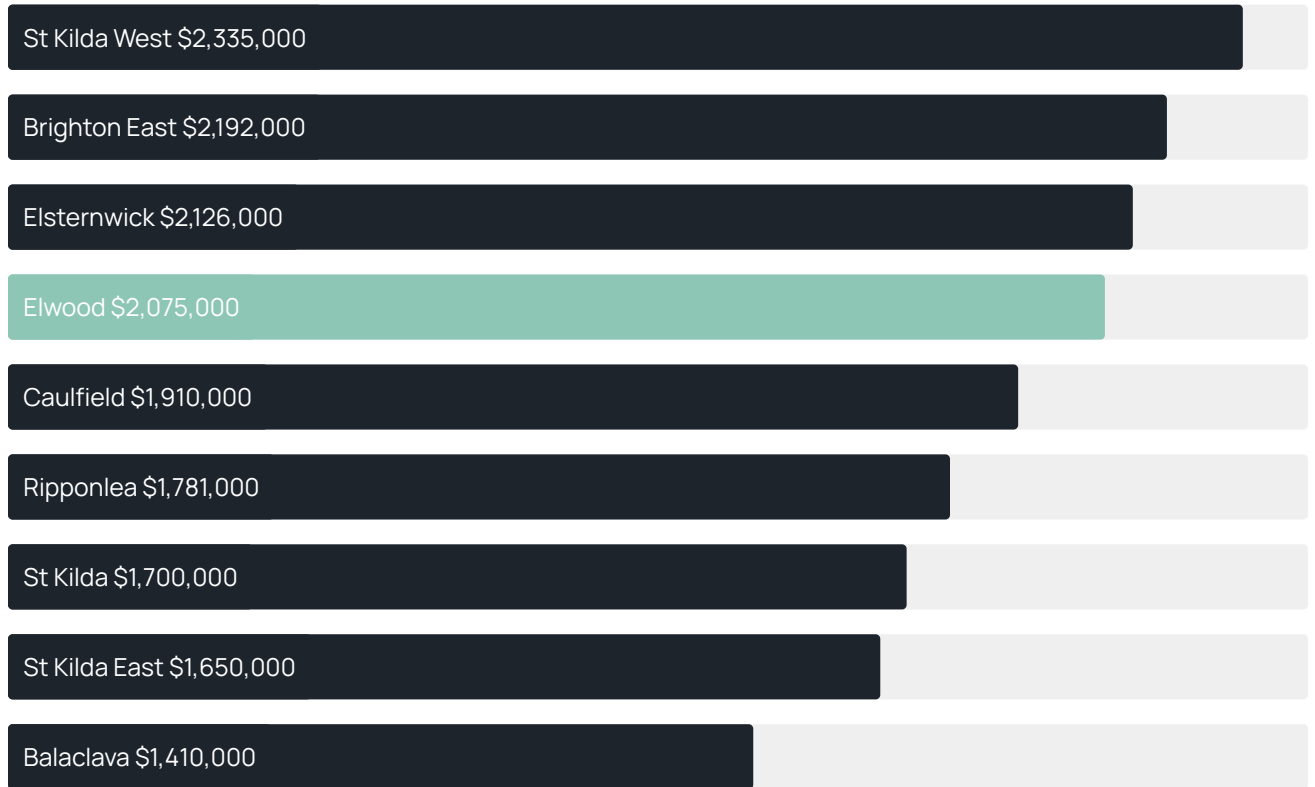
1.39% ↑

Quarterly price change¹

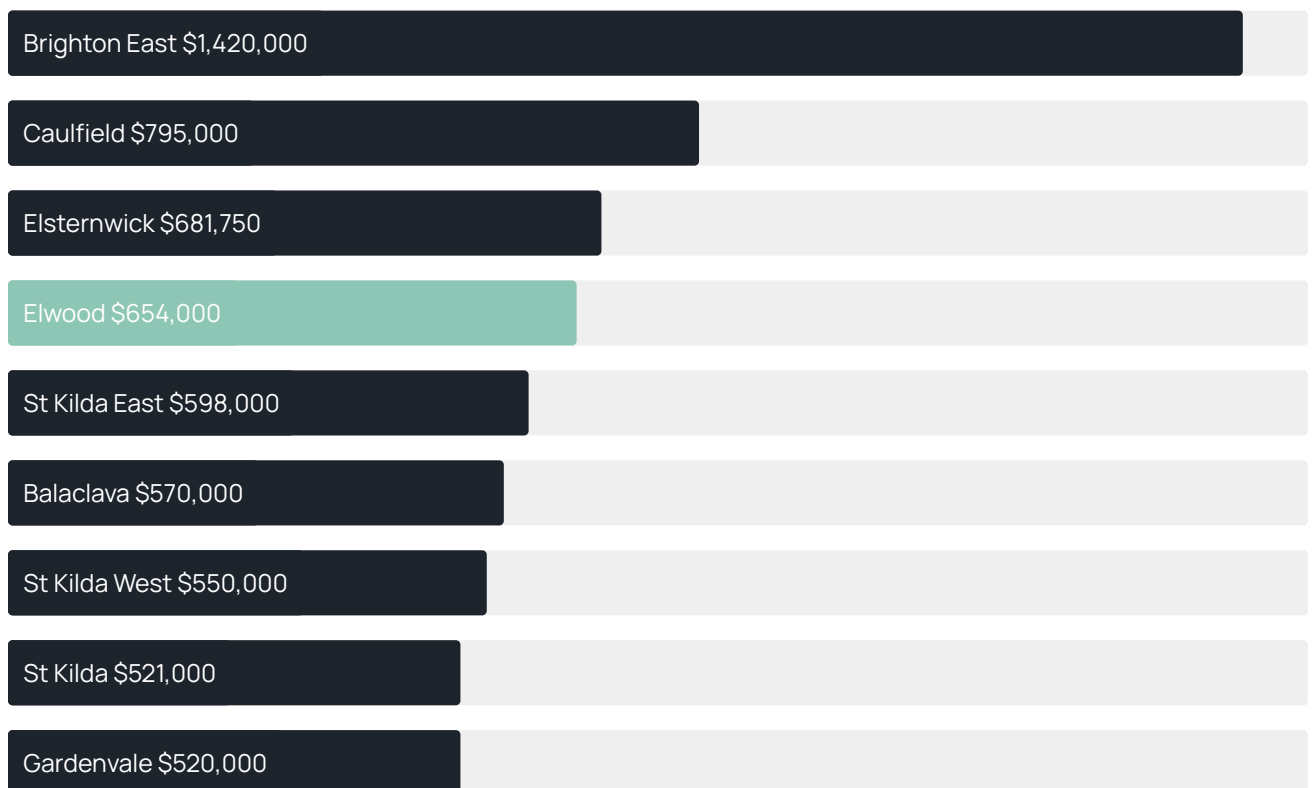


ELWOOD SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 21%
● Private 79%

Auction clearance rate³

70.37%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

7.6 years

Dwelling type⁵



● Houses 14% ● Units 86%

Ownership⁵



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

Population⁵

15,153

Median asking rent¹

\$990 per week

Population growth⁵

-2.51%

Rental yield¹

2.17%

Median age⁵

38 years








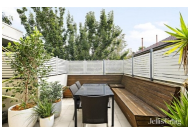


Median household size⁵

1.9 people






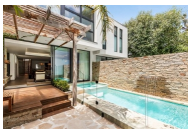




ELWOOD SUBURB REPORT

Recent Elwood sales







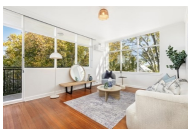



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/31 Docker St Elwood	1	Apartment	\$450,000	25 Jun 2026
 5/37 Byron St Elwood	3	Apartment	\$898,000	17 Jun 2026
 1/507 St Kilda St Elwood	2	Apartment	\$550,000	15 Jun 2026
 2/70 Glen Huntly Rd Elwood	2	Apartment	\$845,000	13 Jun 2026
 4/26 Beach Av Elwood	2	Apartment	\$720,000	12 Jun 2026
 25/5 Dickens St Elwood	1	Apartment	\$550,000	10 Jun 2026
 15/24 Tennyson St Elwood	1	Apartment	\$408,000	09 Jun 2026
 26/24-26 Milton St Elwood	2	Apartment	\$825,000	08 Jun 2026
 5/125 Glen Huntly Rd Elwood	2	Apartment	\$621,000	04 Jun 2026
 6/33 Byron St Elwood	2	Apartment	\$530,000	02 Jun 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/125 Tennyson St Elwood	1	Apartment	\$360,000	31 May 2026
 18/38 Mitford St Elwood	1	Apartment	\$527,500	28 May 2026
 2/1 Tennyson St Elwood	2	Apartment	\$640,000	27 May 2026
 25 Avoca Av Elwood	4	House	\$3,100,000	24 May 2026
 7/11 Selwyn Av ELWOOD	2	Apartment	\$795,000	23 May 2026
 24 Bendigo Av Elwood	5	House	\$3,210,000	19 May 2026
 2/44 Wave St Elwood	2	Apartment	\$888,101	18 May 2026
 G12/2 Kingsley St Elwood	1	Apartment	\$653,000	18 May 2026
 6a Kendall St Elwood	4	House	\$3,350,000	18 May 2026
 2/1a Clarke St Elwood	2	Apartment	\$718,000	16 May 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5/3 Byrne Av Elwood	2	Apartment	\$728,000	15 May 2026
 8/26 Docker St ELWOOD	2	Apartment	\$587,500	15 May 2026
 3/70 Glen Huntly Rd Elwood	2	Subdivided Flat - Single OYO Flat	\$800,000	15 May 2026
 2/402 Barkly St Elwood	3	Apartment	\$1,248,000	14 May 2026
 17/57 Southey St Elwood	1	Apartment	\$380,000	13 May 2026
 2/199 Brighton Rd Elwood	2	Apartment	\$590,000	12 May 2026
 3/15 Kendall St Elwood	2	Apartment	\$705,000	11 May 2026
 1/2 Vautier St ELWOOD	4	Townhouse	\$2,485,000	11 May 2026
 105/122 Ormond Rd Elwood	2	Apartment	\$780,000	11 May 2026
 21 Spray St Elwood	3	House	\$2,090,000	09 May 2026



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 01/07/2026

- 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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