



Elwood

# Suburb Report



Your connection to property insights



**JellisCraig**

ELWOOD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.08m

Quarterly price change

-3.48% ↓

Median unit price<sup>1</sup>

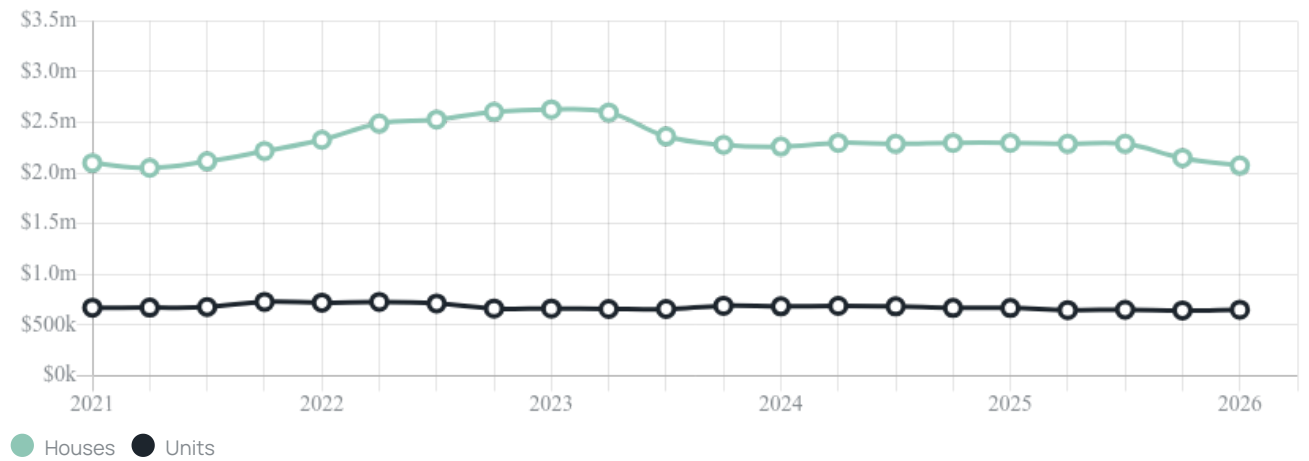
Median

\$654k

Quarterly price change

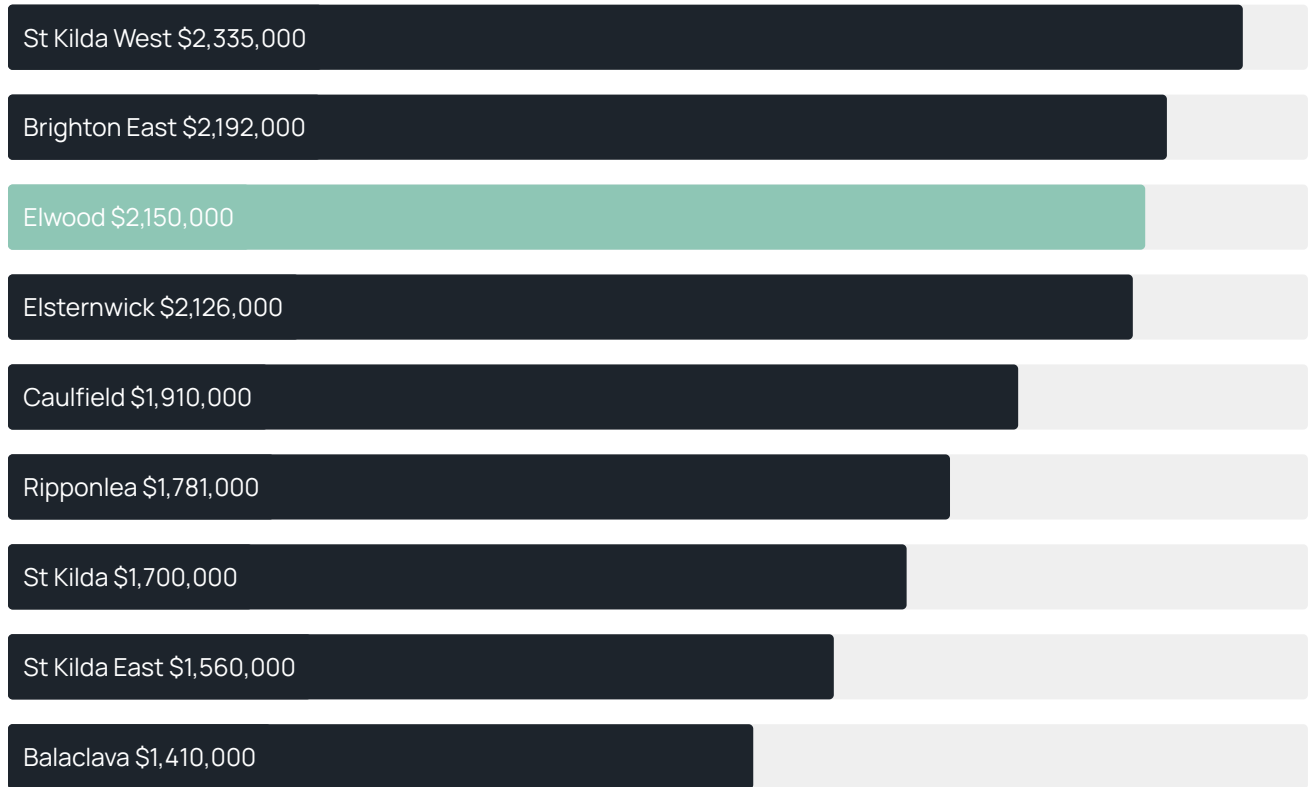
1.39% ↑

Quarterly price change<sup>1</sup>

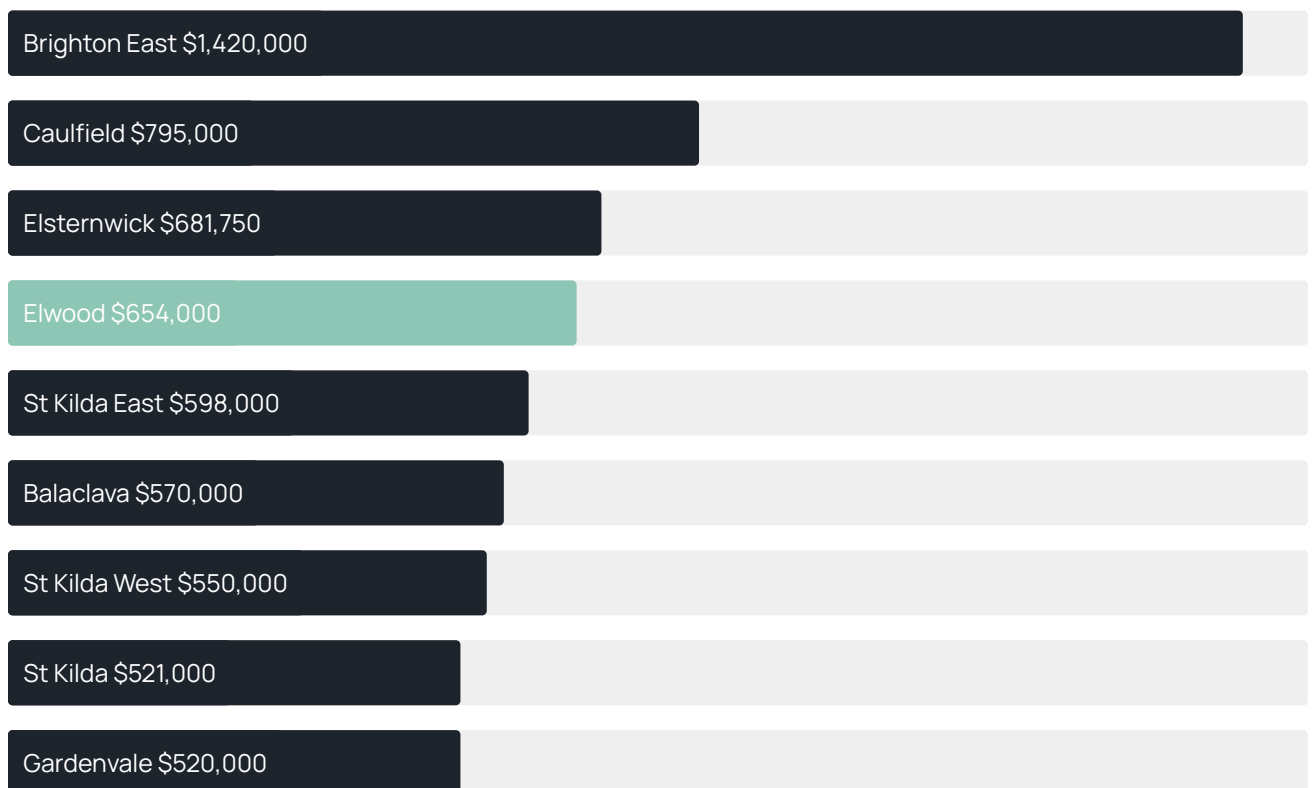


ELWOOD SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 22%  
● Private 78%

Auction clearance rate<sup>3</sup>

76.47%

Median days on market<sup>3</sup>

26 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

26 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>



● Houses 14% ● Units 86%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

15,153

Median asking rent<sup>1</sup>

\$990 per week

Population growth<sup>5</sup>

-2.51%

Rental yield<sup>1</sup>

2.17%

Median age<sup>5</sup>

38 years











Median household size<sup>5</sup>

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](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 25 Avoca Av Elwood	4	House	\$3,100,000	24 May 2026
 7/11 Selwyn Av ELWOOD	2	Apartment	\$795,000	23 May 2026
 8/26 Docker St ELWOOD	2	Apartment	\$587,500	22 May 2026
 2/1a Clarke St Elwood	2	Apartment	\$718,000	16 May 2026
 5/3 Byrne Av Elwood	2	Apartment	\$728,000	15 May 2026
 3/70 Glen Huntly Rd Elwood	2	Subdivided Flat - Single OYO Flat	\$800,000	15 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
 105/122 Ormond Rd Elwood	2	Apartment	\$780,000	11 May 2026

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 21 Spray St Elwood	3	House	\$2,090,000	09 May 2026
 59 Mitford St Elwood	4	House	\$1,690,000	09 May 2026
 2/1 Milton St ELWOOD	2	Apartment	\$755,000	08 May 2026
 3/27a Foam St Elwood	2	Apartment	\$1,050,000	08 May 2026
 101/138 Ormond Rd Elwood	2	Apartment	\$862,500	05 May 2026
 3/35 Pine Av Elwood	2	Apartment	\$715,000	29 Apr 2026
 13/193 Brighton Rd Elwood	2	Apartment	\$530,000	28 Apr 2026
 3/9 Tiuna Gr Elwood	2	Apartment	\$760,000	27 Apr 2026
 201/13 Wilton Gr Elwood	2	Apartment	\$750,000	27 Apr 2026
 4/145 Glen Huntly Rd Elwood	3	Apartment	\$670,000	27 Apr 2026

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 16/93 Glen Huntly Rd Elwood	1	Apartment	\$345,000	24 Apr 2026
 7/101 Spray St Elwood	2	Apartment	\$660,000	23 Apr 2026
 4/181-183 Brighton Rd Elwood	3	Unit	\$730,000	22 Apr 2026
 2/19-21 Ormond Esp ELWOOD	3	Apartment	\$1,780,500	18 Apr 2026
 140 Tennyson St Elwood	2	House	\$1,210,000	18 Apr 2026
 73 Byron St Elwood	2	House	\$1,412,500	17 Apr 2026
 3/211 Brighton Rd Elwood	1	Apartment	\$436,000	15 Apr 2026
 6/45 Shelley St Elwood	1	Apartment	\$330,000	15 Apr 2026
 78 Spray St Elwood	3	Townhouse	\$1,065,000	14 Apr 2026
 8/55 Ormond Esp Elwood	2	Apartment	\$765,000	14 Apr 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.

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Data is current as of PDF generation date 01/06/2026

- 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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