



Elwood

# Suburb Report



Your connection to property insights



**JellisCraig**

ELWOOD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$2.25m

Quarterly price change

-1.74% ↓

Median unit price<sup>1</sup>

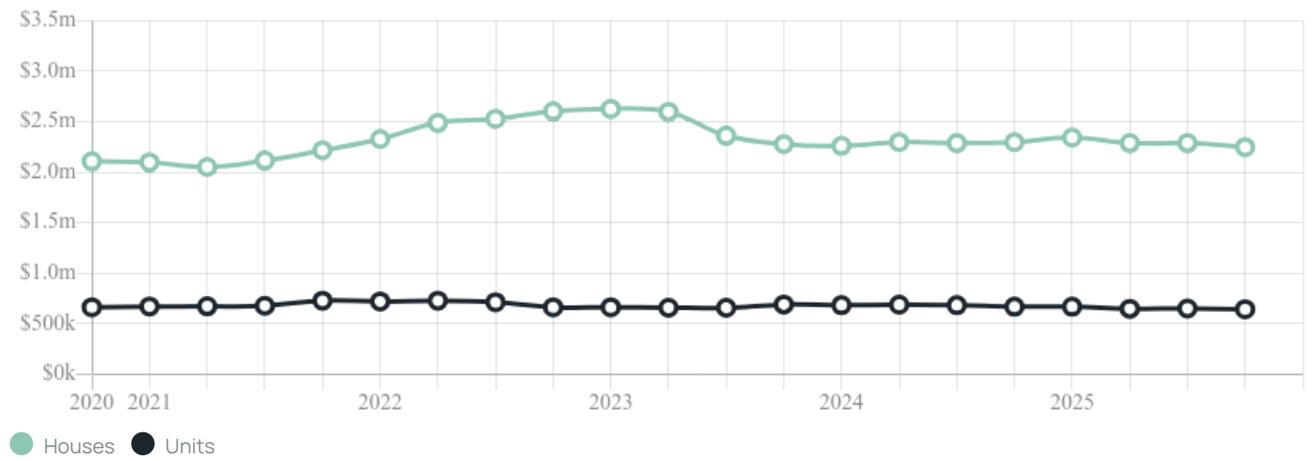
Median

\$646k

Quarterly price change

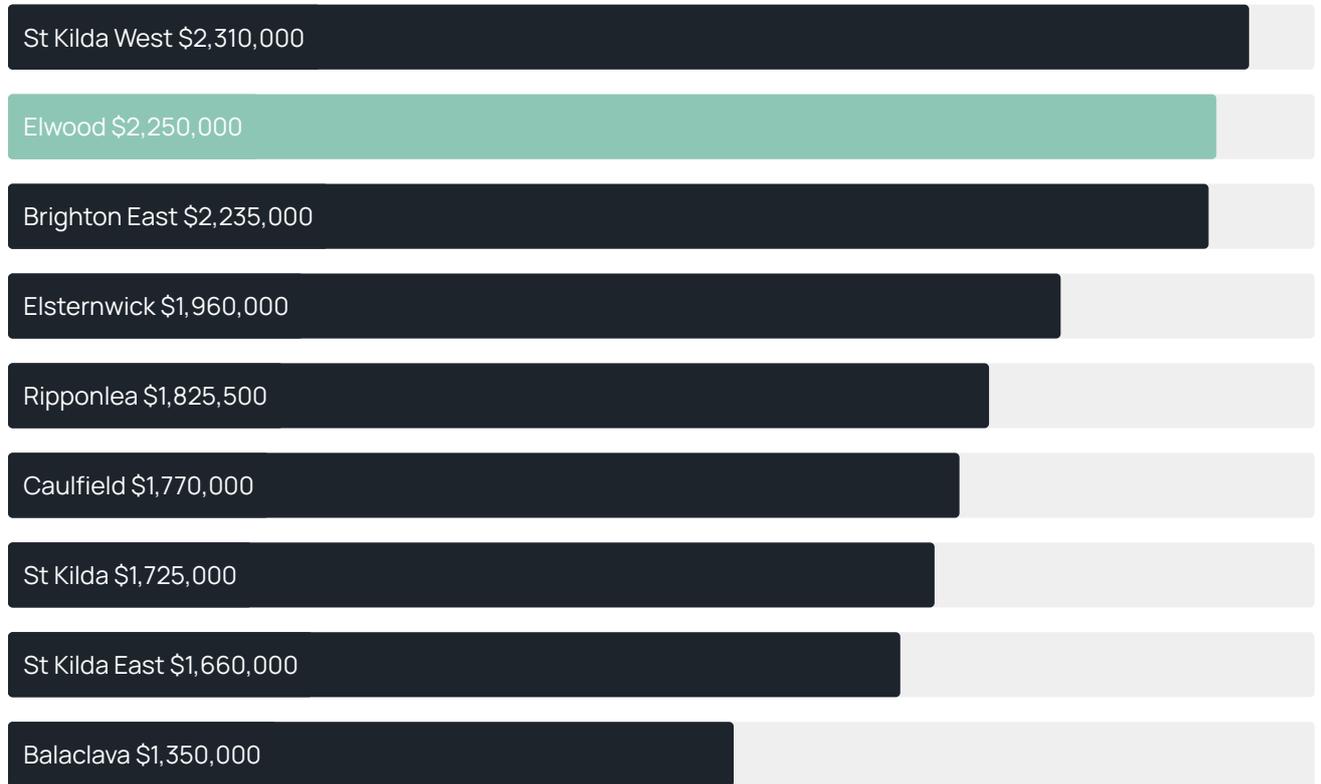
-0.92% ↓

Quarterly price change<sup>1</sup>

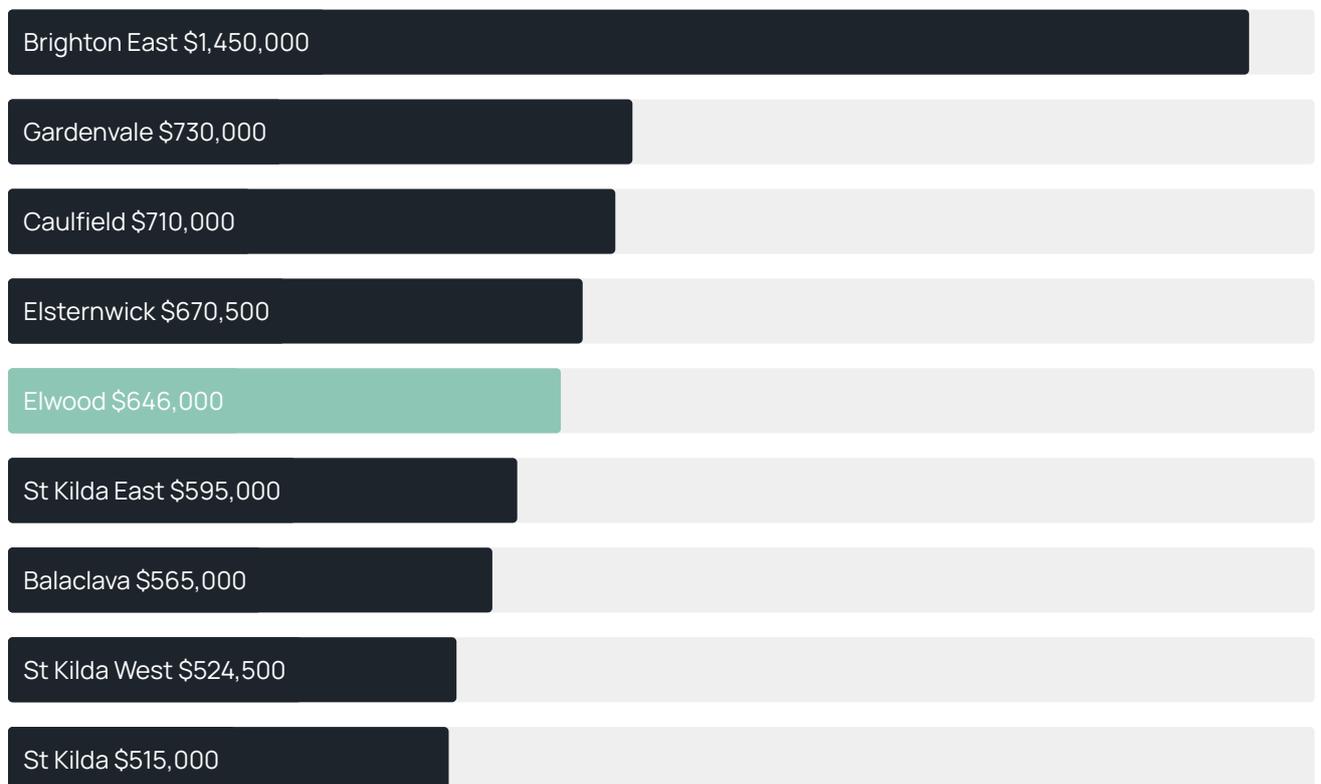


ELWOOD SUBURB REPORT

Median house price<sup>1</sup>



Median unit price<sup>1</sup>



Sale method<sup>2</sup>



● Auction 29%  
● Private 71%

Auction clearance rate<sup>3</sup>

79.31%

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

24 days

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

24 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>

\$1,100 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
 7/27 Avoca Av Elwood	1	Apartment	\$430,000	28 Feb 2026
 21/193 Brighton Rd Elwood	2	Apartment	\$540,000	26 Feb 2026
 2/9 Poets Gr Elwood	2	Apartment	\$678,000	25 Feb 2026
 6/1a Clarke St Elwood	2	Apartment	\$741,000	21 Feb 2026
 13A/3 Wimbledon Av Elwood	3	Apartment	\$1,040,000	14 Feb 2026
 9/229 Brighton Rd Elwood	2	Apartment	\$698,000	14 Feb 2026
 2/21-23 Tiuna Gr Elwood	2	Apartment	\$860,000	14 Feb 2026
 2/30-32 Broadway Elwood	2	Apartment	\$940,000	13 Feb 2026
 2/133 Brighton Rd Elwood	2	Apartment	\$672,500	11 Feb 2026
 G02/13 Wilton Gr Elwood	1	Apartment	\$620,000	05 Feb 2026

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/16 Tiuna Gr Elwood	2	Apartment	\$980,000	02 Feb 2026
 6/27 Clarke St Elwood	2	Unit	\$656,500	28 Jan 2026
 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
 4A/13 Bluff Av Elwood	2	Subdivided Flat - Single OYO Flat	\$965,000	13 Jan 2026
 12/1a Hartpury Av Elwood	2	Apartment	\$887,000	12 Jan 2026
 10/8 Avoca Av Elwood	2	Apartment	\$665,000	09 Jan 2026
 10/93 Glen Huntly Rd Elwood	1	Stratum Flat	\$370,000	08 Jan 2026

## ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/51 Spray St Elwood	3	Apartment	\$1,800,000	08 Jan 2026
 10/1 Hartpury Av Elwood	2	Strata Flat - Single OYO Flat	\$665,000	06 Jan 2026
 5 Hartpury Av Elwood	3	House	\$1,905,000	05 Jan 2026
 6/46 Foam St Elwood	2	Apartment	\$575,000	05 Jan 2026
 178 Tennyson St Elwood	2	House	\$1,100,000	01 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
 12/64 Broadway Elwood	1	Strata Unit/Flat	\$525,000	24 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 01/03/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.