



Elwood

Suburb Report



Your connection to property insights



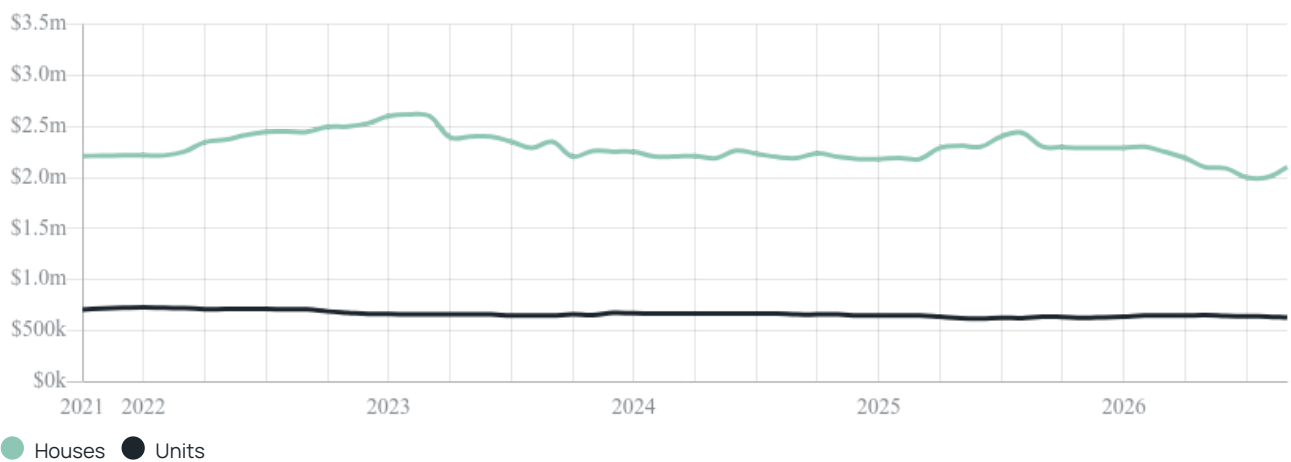
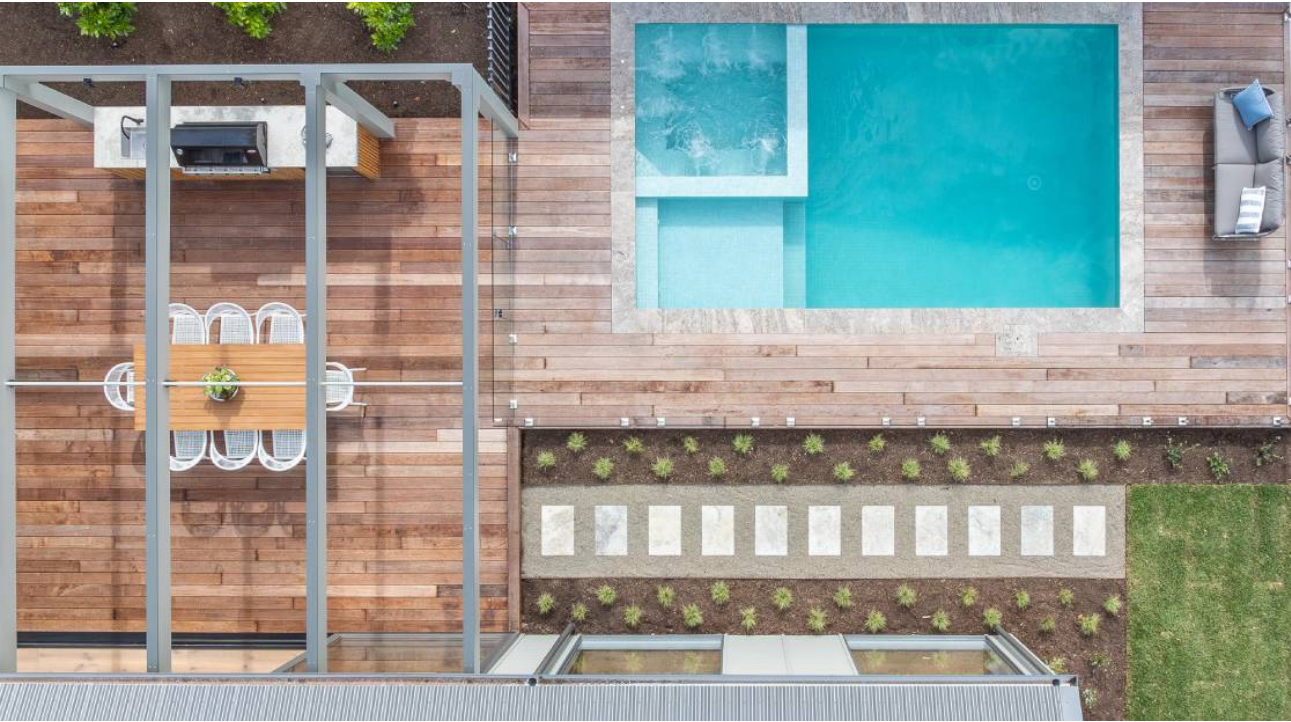
JellisCraig

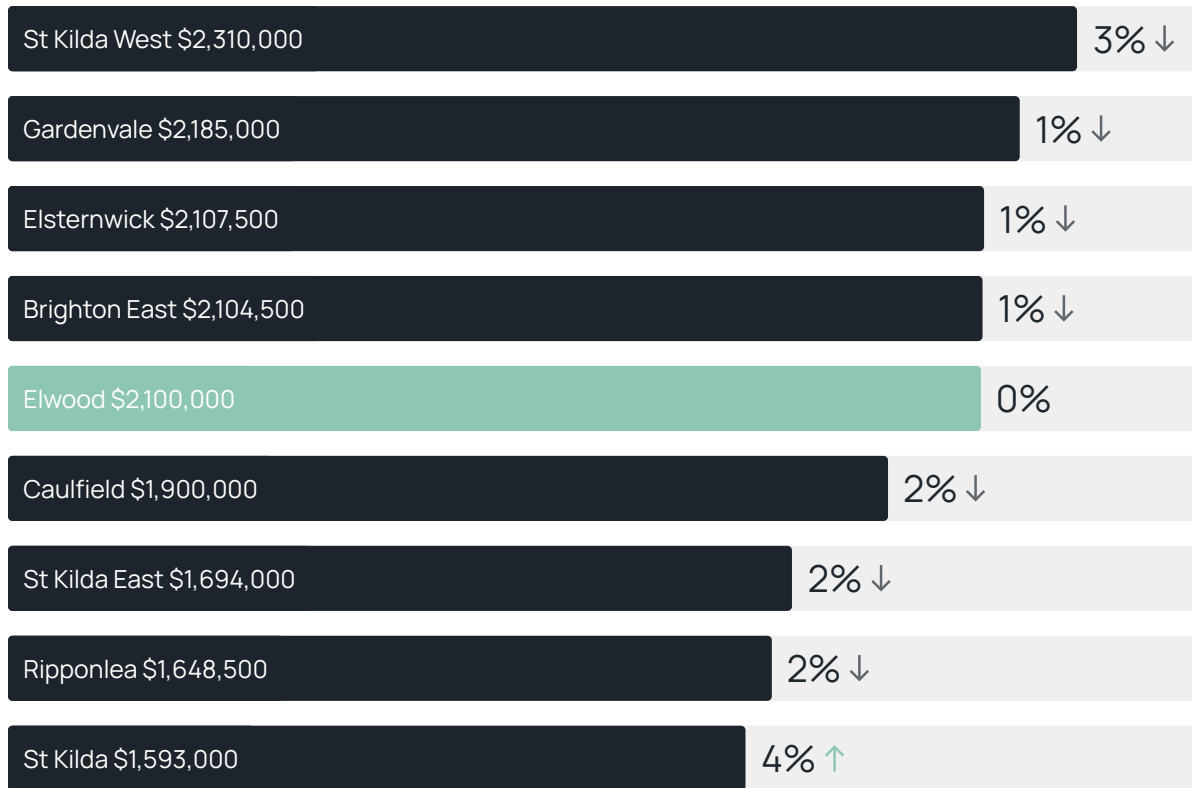
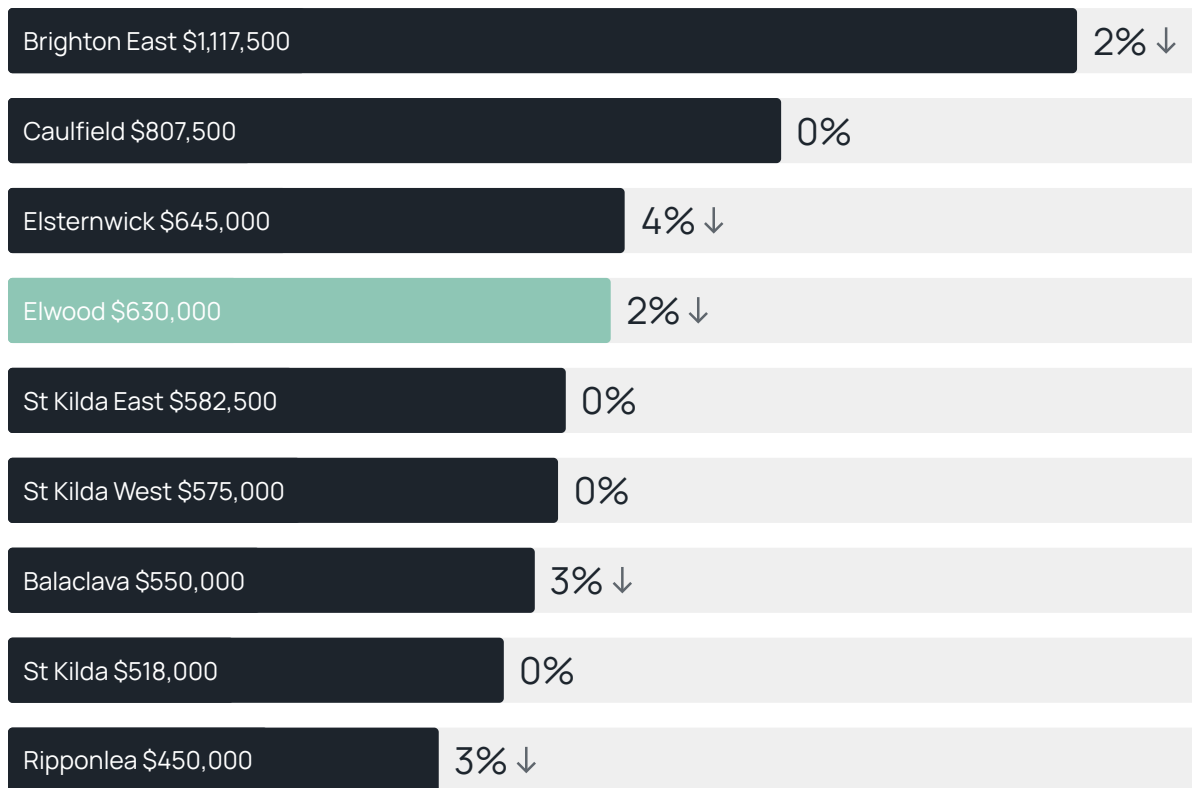
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.10m	5.00% ↑	\$630k	-1.56% ↓

Elwood monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

Auction 16%
Private 84%

Auction clearance rate⁴

64%

Median days on market⁵

House

Unit

32 days

27 days

Jellis Craig average inspection attendance per listing⁶

32 groups

Average hold period¹

House

Unit

13.0 years

13.9 years

Dwelling type⁷

Houses 16% Units 84%

Ownership⁷

Owned outright 21% Mortgaged 27% Rented 52%

Population⁷

15,153

Population growth⁷

-2.51%

Median age⁷

38 years

Median household size⁷

1.9 people

Median asking rent per week¹

House

Unit

\$1,100

\$600

Rental yield⁸

House

Unit

2.89%

5.15%

Recent Elwood sales⁵

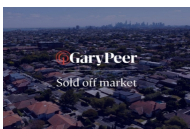
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 10 Lawson Street Elwood	4	House	Undisclosed	28 Oct 2026
 3/5 Southey Court Elwood	2	Apartment	\$845,000	28 Oct 2026
 38 Dickens Street Elwood	3	House	\$1,910,000	26 Oct 2026
 2/122 Mitford Street Elwood	3	House	\$1,350,000	24 Oct 2026
 10/119 Brighton Road Elwood	2	Apartment	\$615,000	23 Oct 2026
 4 Milton Street Elwood	3	House	\$1,750,000	22 Oct 2026
 64A Goldsmith Street Elwood	3	House	\$1,925,000	20 Oct 2026
 2/35 Dickens Street Elwood	2	Apartment	\$661,000	17 Oct 2026
 9/130 Tennyson Street Elwood	2	Townhouse	\$1,170,000	14 Oct 2026
 2/2a Avoca Avenue Elwood	2	Apartment	\$616,000	14 Oct 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/145 Ormond Road Elwood	1	Apartment	Undisclosed	13 Oct 2026
 8/2 Pozieres Avenue Elwood	1	Apartment	\$360,000	13 Oct 2026
 9 Mason Avenue Elwood	3	House	Undisclosed	10 Oct 2026
 5/27 Clarke Street Elwood	2	Apartment	Undisclosed	10 Oct 2026
 301/60-62 Broadway Elwood	2	Apartment	\$805,000	08 Oct 2026
 205/26-28 Broadway Elwood	2	Apartment	\$550,000	07 Oct 2026
 8/95 Tennyson Street Elwood	2	Apartment	Undisclosed	07 Oct 2026
 6/14 Shelley Street Elwood	2	Apartment	\$761,500	06 Oct 2026
 12/17 Byrne Avenue Elwood	1	Apartment	Undisclosed	06 Oct 2026
 7/25 Byron Street Elwood	1	Unit	\$295,000	06 Oct 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/1 Cyril Street Elwood	1	Apartment	\$530,000	06 Oct 2026
 30 Spray Street Elwood	3	House	\$2,000,000	05 Oct 2026
 5/10 Avoca Avenue Elwood	3	Apartment	Undisclosed	04 Oct 2026
 4/1 Garden Court Elwood	2	Apartment	\$925,000	03 Oct 2026
 10/91 Ormond Road Elwood	1	Apartment	\$442,500	30 Sep 2026
 12/189 Brighton Road Elwood	3	Apartment	\$553,000	30 Sep 2026
 8/94 Glen Huntly Road Elwood	2	Apartment	\$532,500	24 Sep 2026
 2/3 Avoca Avenue Elwood	2	Apartment	\$629,500	24 Sep 2026
 10/4 Dickens Street Elwood	1	Apartment	\$408,000	22 Sep 2026
 3/122 Glen Huntly Road Elwood	2	Apartment	Undisclosed	20 Sep 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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