



Elwood

Suburb Report



Your connection to property insights



JellisCraig

ELWOOD SUBURB REPORT

Median house price¹

Median

\$2.00m

Quarterly price change

-4.53% ↓

Median unit price¹

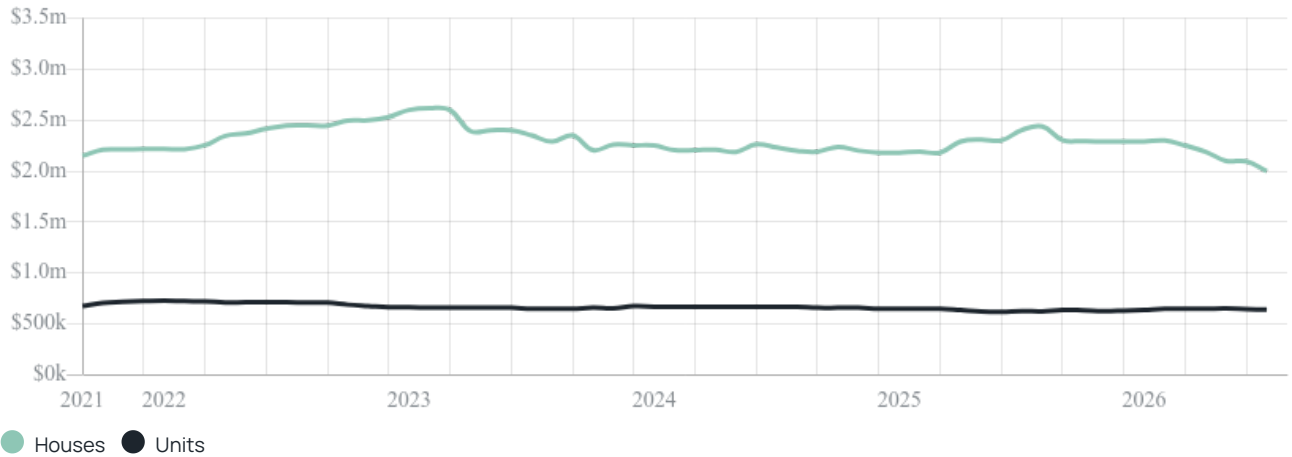
Median

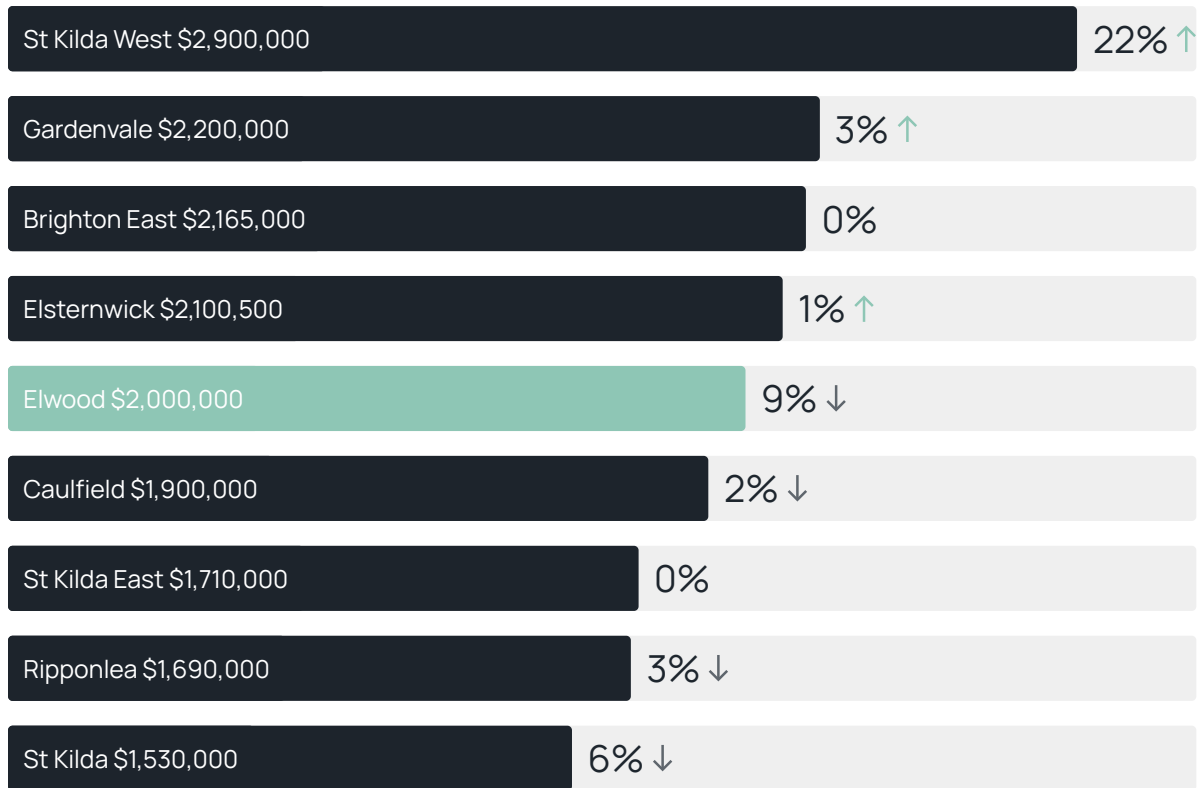
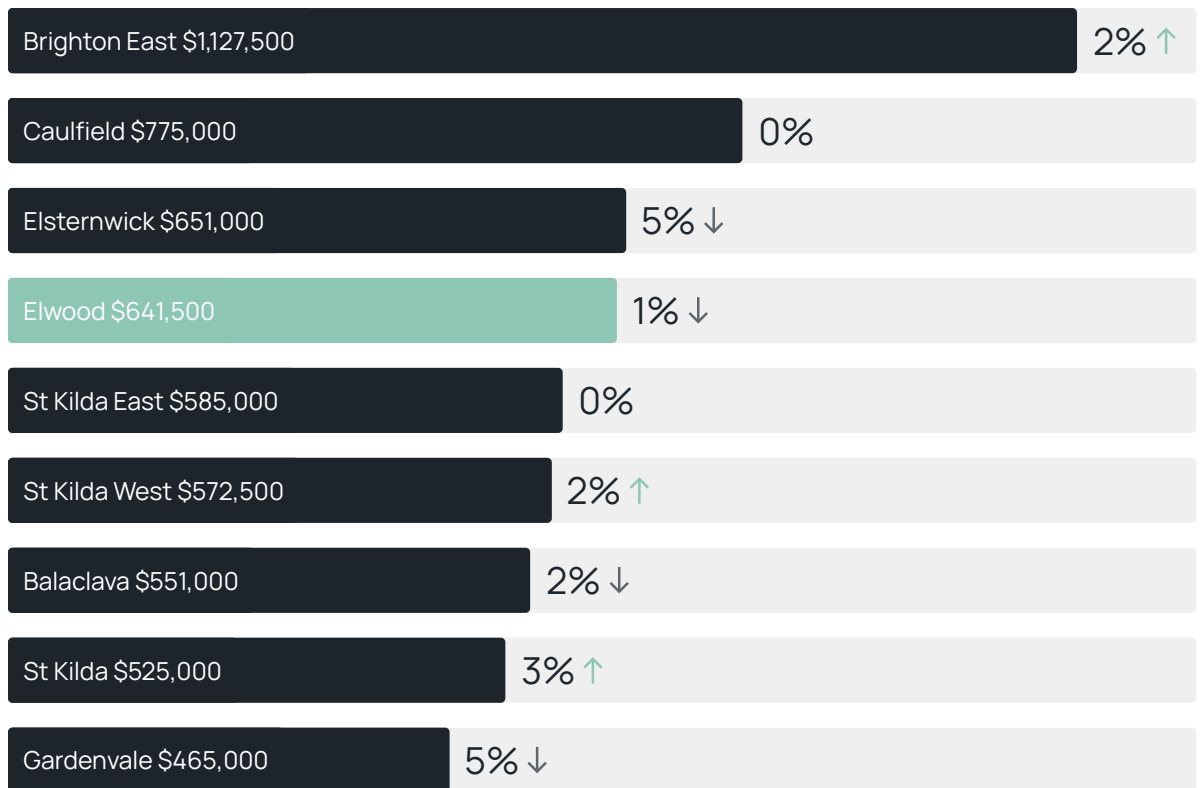
\$642k

Quarterly price change

-0.70% ↓

Elwood quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

57.14%

Median days on market³

House

Unit

33 days

27 days

Jellis Craig average inspection attendance per listing⁴

34 groups

Average hold period¹

House

Unit

13.2 years

13.3 years

Dwelling type⁵

● Houses 16% ● Units 84%

Population⁵

15,153

Population growth⁵

-2.51%

Median age⁵

38 years

Ownership⁵

● Owned outright 21% ● Mortgaged 27% ● Rented 52%

Median asking rent per week¹

Unit

\$1,100

\$600

Rental yield¹

House

Unit

2.9%

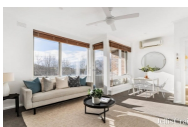
5%

Median household size⁵

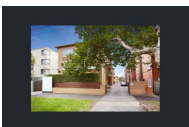
1.9 people

Recent Elwood sales²

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
 2 Thackeray Street Elwood	3	House	Undisclosed	28 Aug 2026
 3/21 Milton Street Elwood	3	Apartment	\$807,000	27 Aug 2026
 1/3 Scott Street Elwood	2	Apartment	\$720,000	27 Aug 2026
 12/233 Brighton Road Elwood	2	Apartment	Undisclosed	25 Aug 2026
 8/129 Brighton Road Elwood	2	Apartment	\$817,500	24 Aug 2026
 9/26 Pine Avenue Elwood	1	Apartment	\$420,000	19 Aug 2026
 15/24 Milton Street Elwood	1	Apartment	Undisclosed	18 Aug 2026
 21/129-133 Ormond Esplanade Elwood	2	Apartment	Undisclosed	17 Aug 2026
 377 Barkly Street Elwood	3	House	\$1,550,000	15 Aug 2026
 103/2 Kingsley Street Elwood	2	Apartment	Undisclosed	14 Aug 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/5 Addison Street Elwood	2	Unit	\$632,000	14 Aug 2026
 101/26-28 Broadway Elwood	2	Apartment	\$925,000	14 Aug 2026
 100 Addison Street Elwood	4	House	Undisclosed	11 Aug 2026
 17/400 Barkly Street Elwood	1	Apartment	Undisclosed	10 Aug 2026
 4/185 Brighton Road Elwood	2	Apartment	Undisclosed	09 Aug 2026
 2 Burns Street Elwood	6	House	Undisclosed	08 Aug 2026
 43A Ruskin Street Elwood	3	House	Undisclosed	08 Aug 2026
 9/95 Addison Street Elwood	2	Apartment	\$758,000	07 Aug 2026
 8/191 Brighton Road Elwood	2	Apartment	Undisclosed	07 Aug 2026
 6 Kendall Street Elwood	4	House	\$3,250,000	06 Aug 2026

ELWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 101/2 Pine Avenue Elwood	2	Apartment	Undisclosed	05 Aug 2026
 4/191 Brighton Road Elwood	2	Apartment	Undisclosed	04 Aug 2026
 5/109-111 Addison Street Elwood	2	Apartment	\$955,000	04 Aug 2026
 10/13 Beach Avenue Elwood	1	Apartment	Undisclosed	03 Aug 2026
 1/25 Byron Street Elwood	2	Apartment	\$695,000	03 Aug 2026
 7/6 May Street Elwood	2	Apartment	\$685,000	03 Aug 2026
 32/169 Ormond Road Elwood	1	Apartment	Undisclosed	03 Aug 2026
 9/8 Docker Street Elwood	1	Apartment	Undisclosed	03 Aug 2026
 5/11 Broadway Elwood	3	Apartment	\$920,000	02 Aug 2026
 6/19 Tiuna Grove Elwood	2	Apartment	\$555,000	02 Aug 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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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