



Mount Eliza

Suburb Report



Your connection to property insights



JellisCraig

MOUNT ELIZA SUBURB REPORT

Median house price¹

Median

\$1.74m

Quarterly price change

5.45% ↑

Median unit price¹

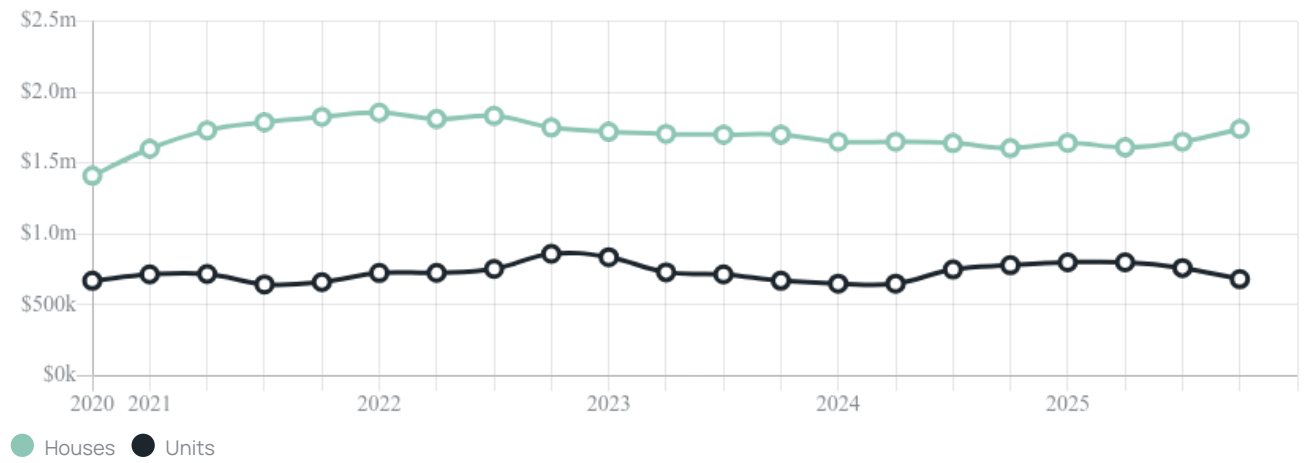
Median

\$682k

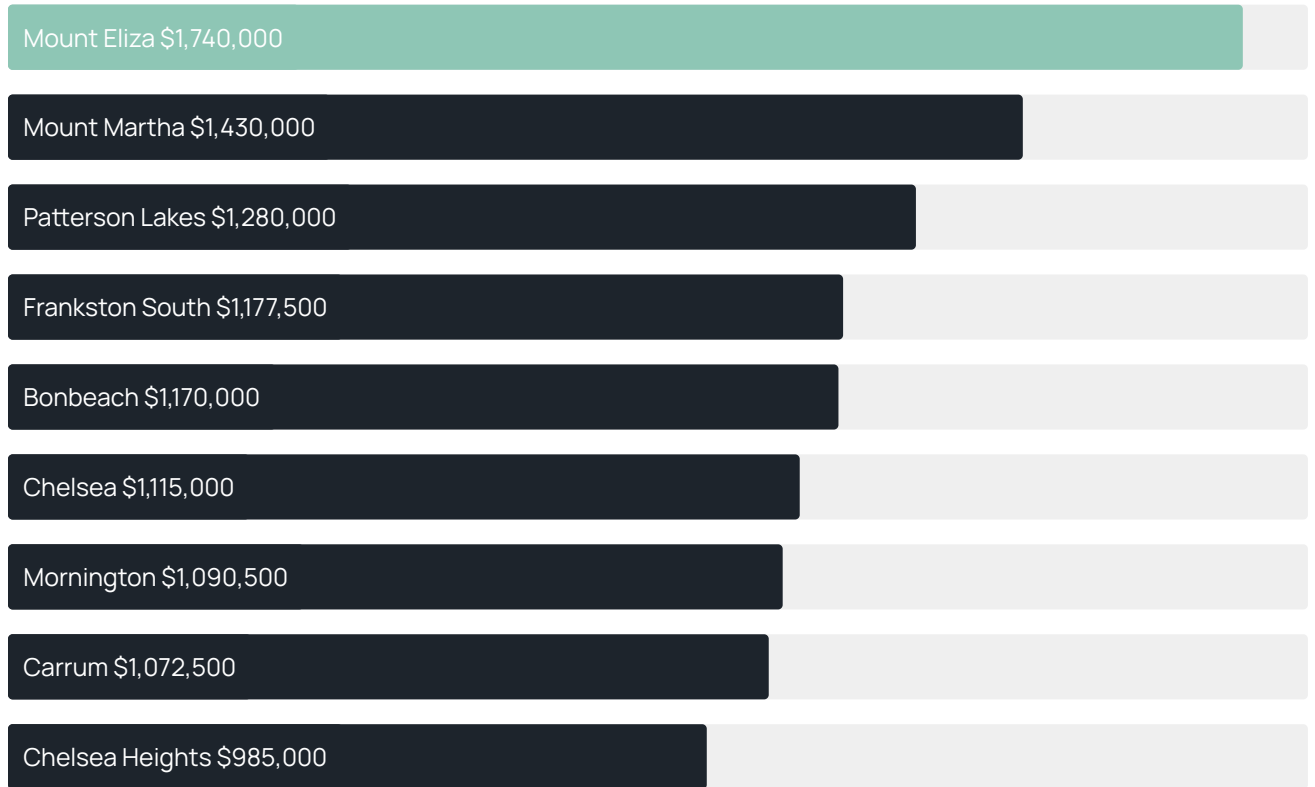
Quarterly price change

-10.32% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 2%
- Private 98%

Auction clearance rate³

100%

Median days on market³

53 days

Average hold period¹

6.3 years

Dwelling type⁵



- Houses 92%
- Units 8%

Ownership⁵



- Owned outright 47%
- Mortgaged 46%
- Rented 7%

Population⁵

18,734

Median asking rent¹

\$980 per week

Population growth⁵

0

Rental yield¹

2.87%

Median age⁵

45 years








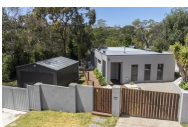


Median household size⁵

2.8 people











MOUNT ELIZA SUBURB REPORT

Recent Mount Eliza sales











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

Address	Bedrooms	Type	Price	Sold
 4/2 Spero Av Mount Eliza	2	Unit	\$900,000	31 Mar 2026
 3 Watts Cr Mount Eliza	5	House	\$4,100,000	25 Mar 2026
 1 Sandpiper Way Mount Eliza	3	House	\$1,340,000	21 Mar 2026
 117 Rutland Av Mount Eliza	2	House	\$1,350,000	04 Mar 2026
 3/36 Clarkestown Av Mount Eliza	2	Unit	\$810,000	03 Mar 2026
 2 Matong Rd Mount Eliza	6	House	\$3,170,000	02 Mar 2026
 76 Autumn Cr Mount Eliza	3	House	\$1,255,000	27 Feb 2026
 48 Grice Av Mount Eliza	4	House	\$1,370,000	18 Feb 2026
 13 Dudson Cl Mount Eliza	4	House	\$1,650,000	14 Feb 2026
 7 Wendy Av MOUNT ELIZA	3	House	\$1,390,000	12 Feb 2026

MOUNT ELIZA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 35 Rutland Av Mount Eliza	4	House	\$1,480,000	06 Feb 2026
 54 Bethanga St Mount Eliza	3	House	\$1,100,000	03 Feb 2026
 37 Canadian Bay Rd MOUNT ELIZA	4	Land	\$3,650,000	02 Feb 2026
 6 Tintagel Ct Mount Eliza	4	House	\$4,005,000	30 Jan 2026
 24 Yewers Av Mount Eliza	4	House	\$1,830,000	29 Jan 2026
 21 Alverstone Gr Mount Eliza	4	House	\$1,590,000	24 Jan 2026
 152 Humphries Rd Mount Eliza	5	House	\$1,810,000	21 Jan 2026
 1/5 Bambra St Mount Eliza	2	Strata Unit/Flat	\$936,000	20 Jan 2026
 19 Mount Eliza Way Mount Eliza	5	House	\$1,910,000	17 Jan 2026
 148 Moorooduc Hwy Mount Eliza	3	House	\$1,300,000	14 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 3/13 Coonara Av Mount Eliza	2	Unit	\$615,000	12 Jan 2026
 5 Seymour Av Mount Eliza	4	House	\$2,500,000	07 Jan 2026
 126 Baden Powell Dr Mount Eliza	4	House	\$1,570,000	02 Jan 2026
 7/2 Coonara Av Mount Eliza	2	House	\$645,000	26 Dec 2025
 57-59 Station St Mount Eliza	5	House	\$1,880,000	22 Dec 2025
 1350 Nepean Hwy Mount Eliza	4	House	\$990,000	22 Dec 2025
 45a Old Mornington Rd Mount Eliza	4	House	\$3,450,000	20 Dec 2025
 9/151 Mount Eliza Way Mount Eliza	1	Flat/Unit/Apartment	\$370,000	19 Dec 2025
 6 Leindan Ct Mount Eliza	4	House	\$1,660,000	19 Dec 2025
 6 Cameron Way Mount Eliza	4	House	\$1,700,000	18 Dec 2025



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 01/04/2026

- 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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