



Mount Eliza Suburb Report

Your connection to property insights



JellisCraig

Property Prices

MOUNT ELIZA SUBURB REPORT

Median house price¹

Median
\$1.74m

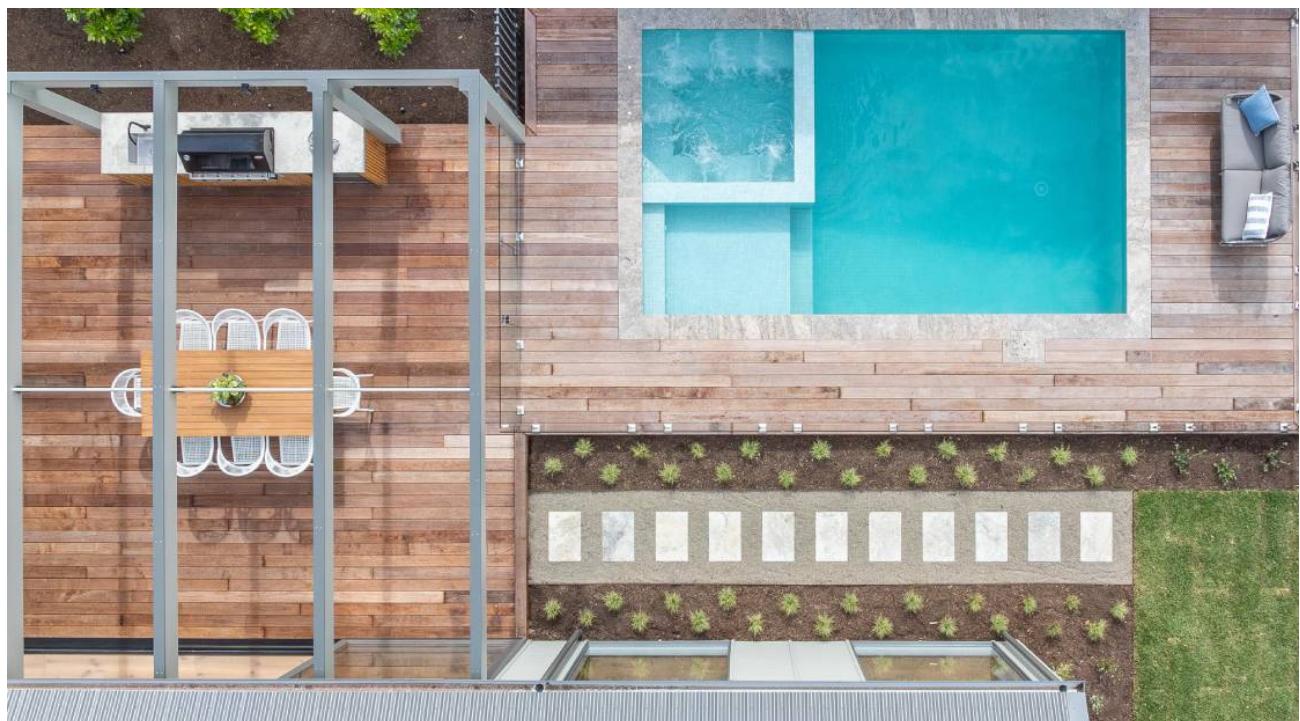
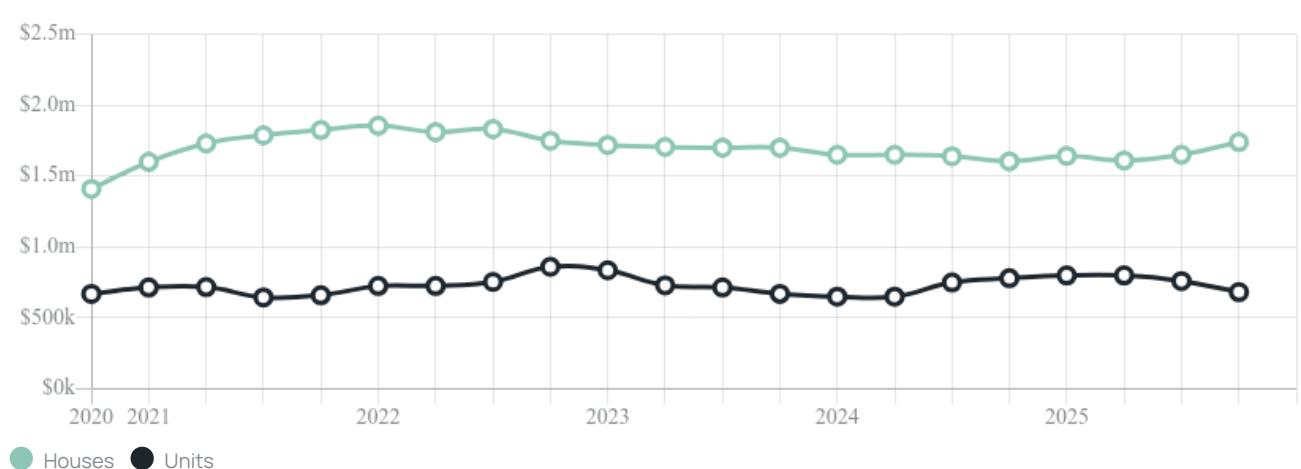
Quarterly price change
5.45% 

Median unit price¹

Median
\$682k

Quarterly price change
-10.32% 

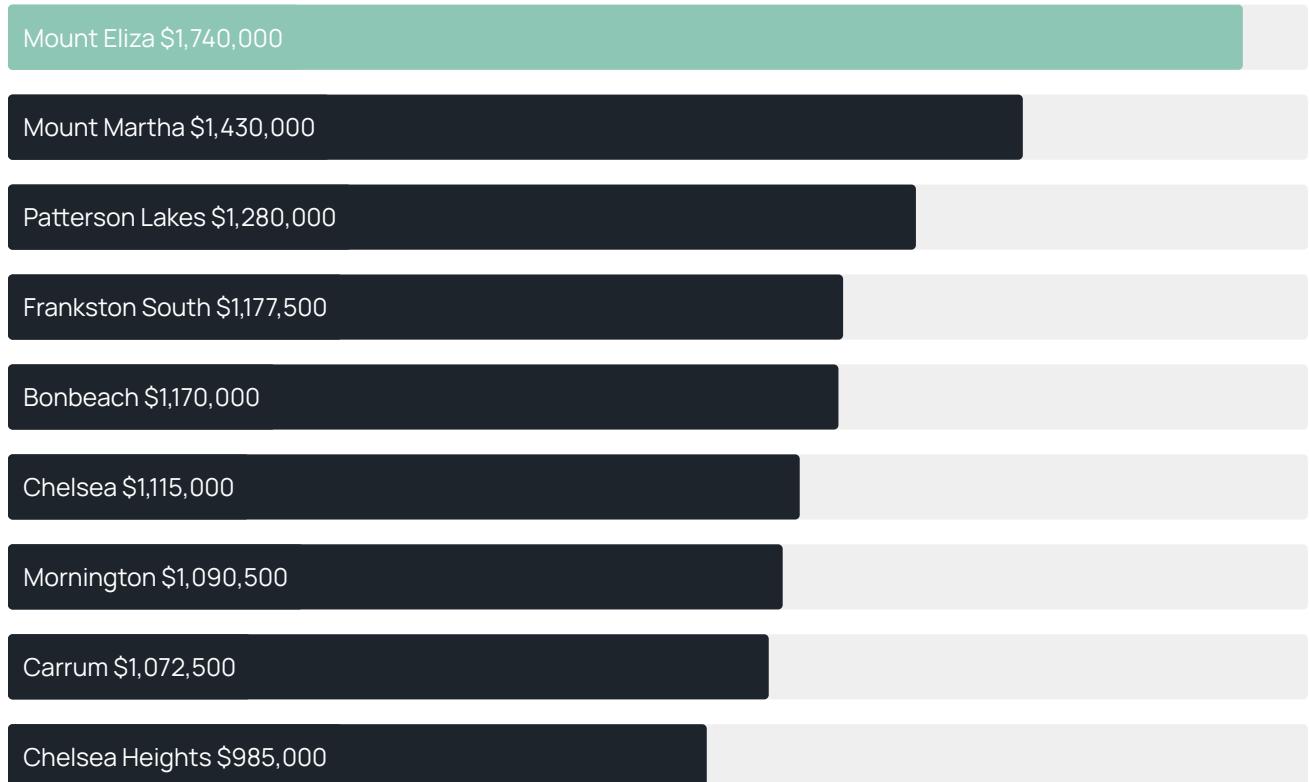
Quarterly price change¹



Surrounding Suburbs

MOUNT ELIZA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

MOUNT ELIZA SUBURB REPORT

Sale method²



● Auction 2%
● Private 98%

Auction clearance rate³

100%

Median days on market³

43 days

Average hold period¹

6.3 years

Insights

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

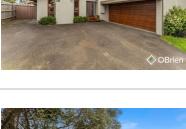
Recent Mount Eliza sales

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 |
|---|----------|---------------------|-------------|-------------|
|  152 Humphries Rd Mount Eliza | 5 | House | \$1,810,000 | 21 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 |
|  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 |
|  29 Old Mornington Rd Mount Eliza | 4 | House | \$2,695,000 | 17 Dec 2025 |

Sold Properties

MOUNT ELIZA SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  4-6 Rannoch Av Mount Eliza | 5 | House | \$3,850,000 | 11 Dec 2025 |
|  3 Stevenson Ct Mount Eliza | 3 | House | \$1,527,500 | 09 Dec 2025 |
|  2 Petrel Cl MOUNT ELIZA | 3 | House | \$1,000,000 | 09 Dec 2025 |
|  1/2 Moorgate Av Mount Eliza | 3 | Flat/Unit/Apartment | \$430,000 | 09 Dec 2025 |
|  9a Glen Shian Cr Mount Eliza | 4 | House | \$4,050,000 | 07 Dec 2025 |
|  14 Sunset Cr Mount Eliza | 5 | House | \$1,700,000 | 05 Dec 2025 |
|  6 Parklands Gr Mount Eliza | 4 | House | \$1,295,000 | 02 Dec 2025 |
|  7/6 Coonara Av MOUNT ELIZA | 2 | Unit | \$607,000 | 02 Dec 2025 |
|  7 Meadow La Mount Eliza | 5 | House | \$1,828,000 | 01 Dec 2025 |
|  2 Penny La Mount Eliza | 4 | House | \$2,350,000 | 29 Nov 2025 |

Sold Properties

MOUNT ELIZA SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-------|-------------|-------------|
|  44 Mountain View Rd Mount Eliza | 4 | House | \$1,202,000 | 25 Nov 2025 |
|  7 Autumn Cr Mount Eliza | 3 | House | \$1,355,000 | 25 Nov 2025 |
|  7 Wiringa Cr Mount Eliza | 3 | House | \$1,179,000 | 25 Nov 2025 |
|  6/36 Clarkestown Av Mount Eliza | 2 | House | \$850,000 | 24 Nov 2025 |
|  6 Brighton Cr Mount Eliza | 3 | House | \$875,000 | 22 Nov 2025 |
|  25 Attunga Way MOUNT ELIZA | 4 | House | \$1,950,000 | 21 Nov 2025 |
|  8 Dueran St Mount Eliza | 3 | House | \$1,260,000 | 19 Nov 2025 |
|  104 Banool Cr Mount Eliza | 4 | House | \$1,195,000 | 19 Nov 2025 |
|  54 Mountain View Rd Mount Eliza | 4 | House | \$1,420,000 | 17 Nov 2025 |
|  47 Bareena Dr Mount Eliza | 3 | House | \$1,100,000 | 14 Nov 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 01/02/2026

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.