



Mount Eliza

Suburb Report



Your connection to property insights



JellisCraig

MOUNT ELIZA SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

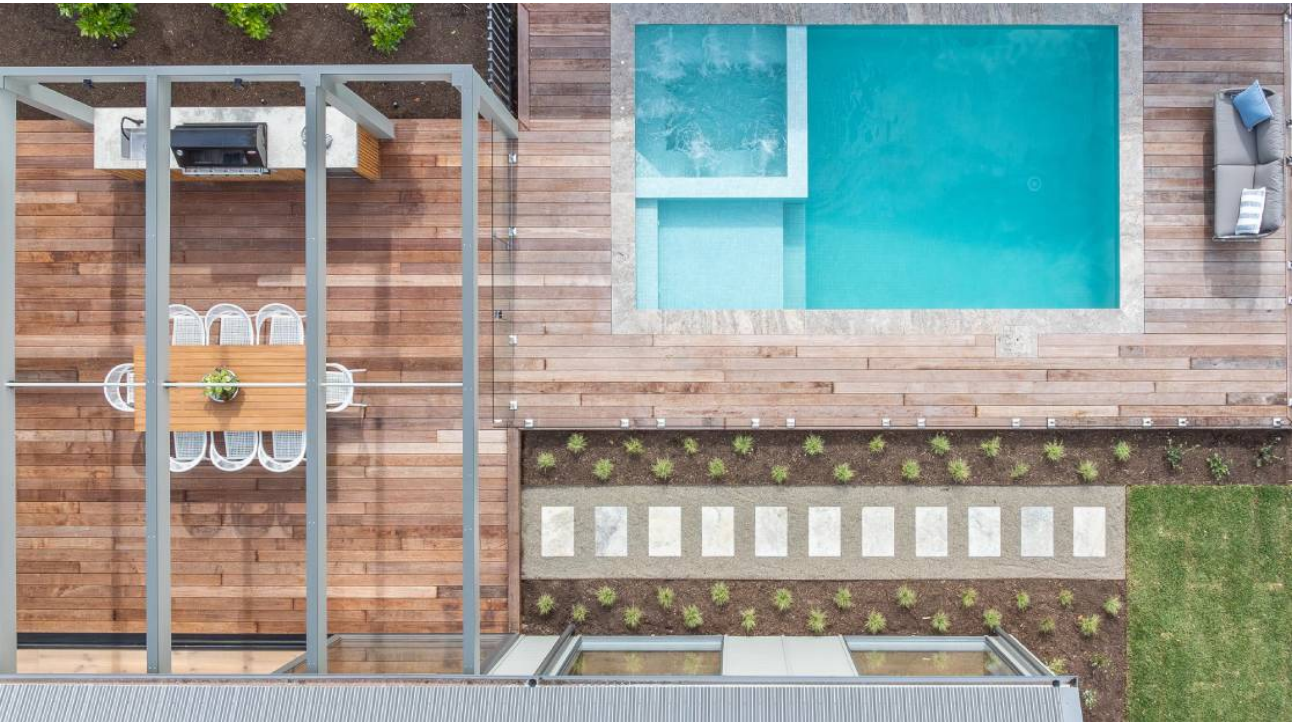
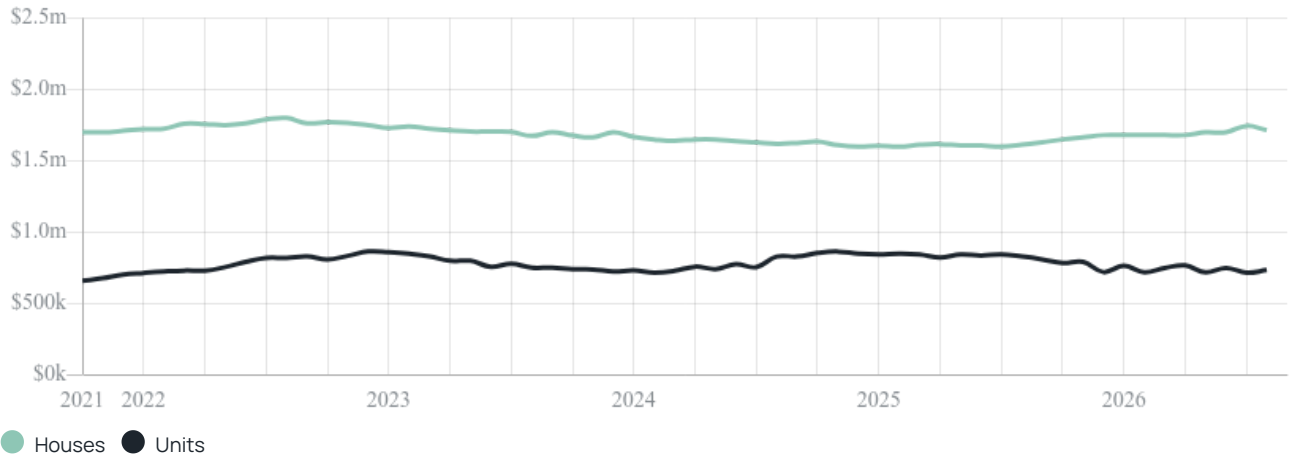
\$1.72m

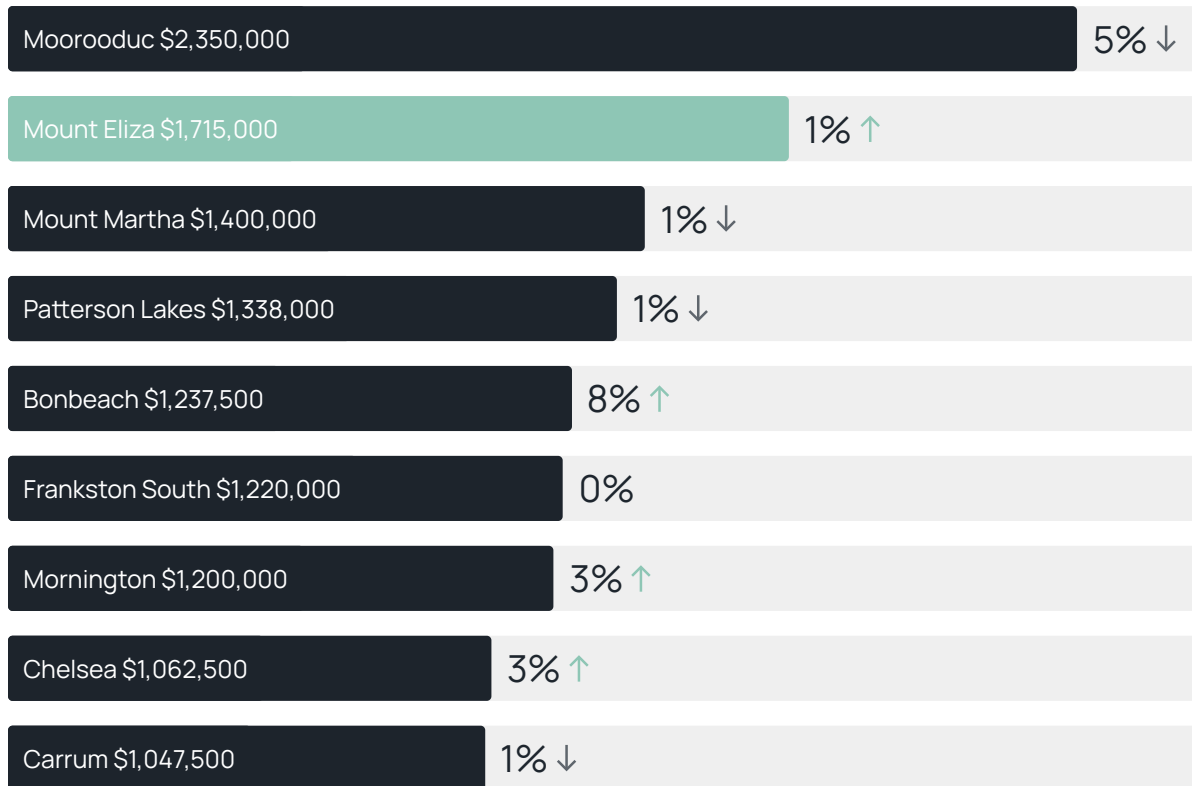
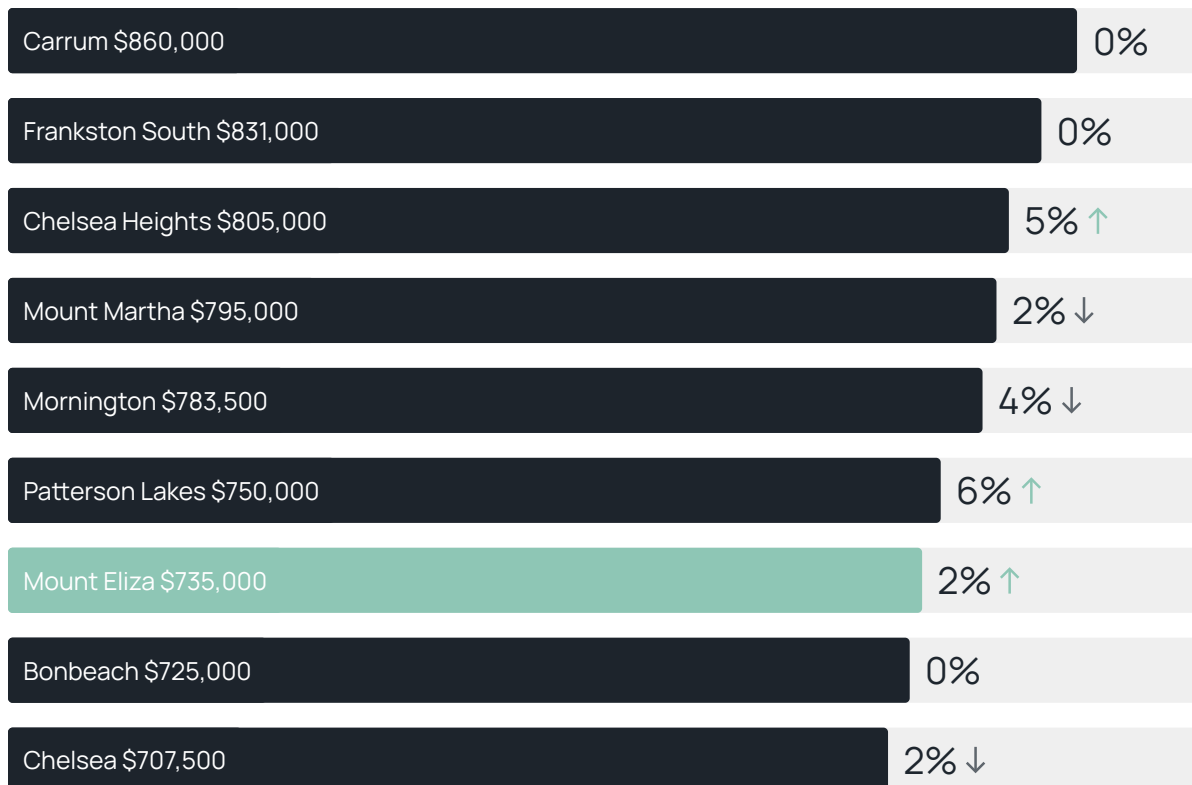
-1.72% ↓

\$735k

2.44% ↑

Mount Eliza quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 1%
● Private 99%

Auction clearance rate³

100%

Median days on market³

House

Unit

44 days

47 days

Average hold period¹

House

Unit

13.1 years

13.7 years

Dwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

● Owned outright 46% ● Mortgaged 45% ● Rented 9%

Population⁵

18,734

Median asking rent per week¹

Unit

\$993

\$595

Population growth⁵

0

Rental yield¹

House

Unit

3.13%

4.47%

Median age⁵

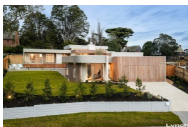
45 years

Median household size⁵

2.8 people

Recent Mount Eliza 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
 97 Old Mornington Road Mount Eliza	4	House	\$2,200,000	29 Sep 2026
 21 Dendron Place Mount Eliza	4	House	Undisclosed	24 Sep 2026
 84 Canadian Bay Road Mount Eliza	4	House	Undisclosed	23 Sep 2026
 29 Roehampton Crescent Mount Eliza	4	House	\$2,000,000	23 Sep 2026
 45 Glen Shian Lane Mount Eliza	0	Residential_land	\$1,825,000	21 Sep 2026
 107 Mountain View Road Mount Eliza	4	House	\$1,320,000	19 Sep 2026
 5 Mackeith Court Mount Eliza	3	House	\$1,390,000	18 Sep 2026
 55-57 Banool Crescent Mount Eliza	4	House	\$1,505,000	17 Sep 2026
 280 Canadian Bay Road Mount Eliza	4	House	\$1,700,000	15 Sep 2026
 2 Beluga Street Mount Eliza	4	House	\$2,460,000	11 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 120 Koornalla Crescent Mount Eliza	4	House	\$1,570,000	05 Sep 2026
 306 Canadian Bay Road Mount Eliza	4	House	Undisclosed	03 Sep 2026
 12 Alverstone Grove Mount Eliza	4	House	\$1,650,000	03 Sep 2026
 55 Kunyung Road Mount Eliza	3	House	\$950,000	03 Sep 2026
 184 Mount Eliza Way Mount Eliza	5	House	Undisclosed	02 Sep 2026
 7 Winona Road Mount Eliza	0	Residential_land	\$1,408,000	30 Aug 2026
 3 Murralinga Place Mount Eliza	3	House	\$1,400,000	28 Aug 2026
 178 Mount Eliza Way Mount Eliza	4	House	\$2,350,000	28 Aug 2026
 118 Wooralla Drive Mount Eliza	4	House	Undisclosed	28 Aug 2026
 2/39 Colstan Court Mount Eliza	3	Townhouse	\$1,300,000	27 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 2/9 Baden Powell Place Mount Eliza	3	Unit	\$802,000	26 Aug 2026
 72a Volitans Avenue Mount Eliza	2	House	\$1,250,000	25 Aug 2026
 9 Glen Shian Lane Mount Eliza	4	House	\$1,220,000	24 Aug 2026
 1 Clendon Close Mount Eliza	5	House	Undisclosed	22 Aug 2026
 3 Allfrey Court Mount Eliza	5	House	Undisclosed	21 Aug 2026
 79 Rutland Avenue Mount Eliza	4	House	\$1,275,000	21 Aug 2026
 1319 Nepean Highway Mount Eliza	4	House	Undisclosed	13 Aug 2026
 3A Tower Road Mount Eliza	3	House	\$810,000	12 Aug 2026
 41 Allison Road Mount Eliza	6	House	Undisclosed	11 Aug 2026
 4/3-5 Leicester Avenue Mount Eliza	3	Unit	\$640,000	11 Aug 2026



Jellis Craig Mount Martha
4/42 Lochiel Avenue, Mount Martha
03 5974 8900

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 01/10/2026

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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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