

WE KNOW EL- WOOD

SUBURB PROFILE



motionproperty

ELWOOD



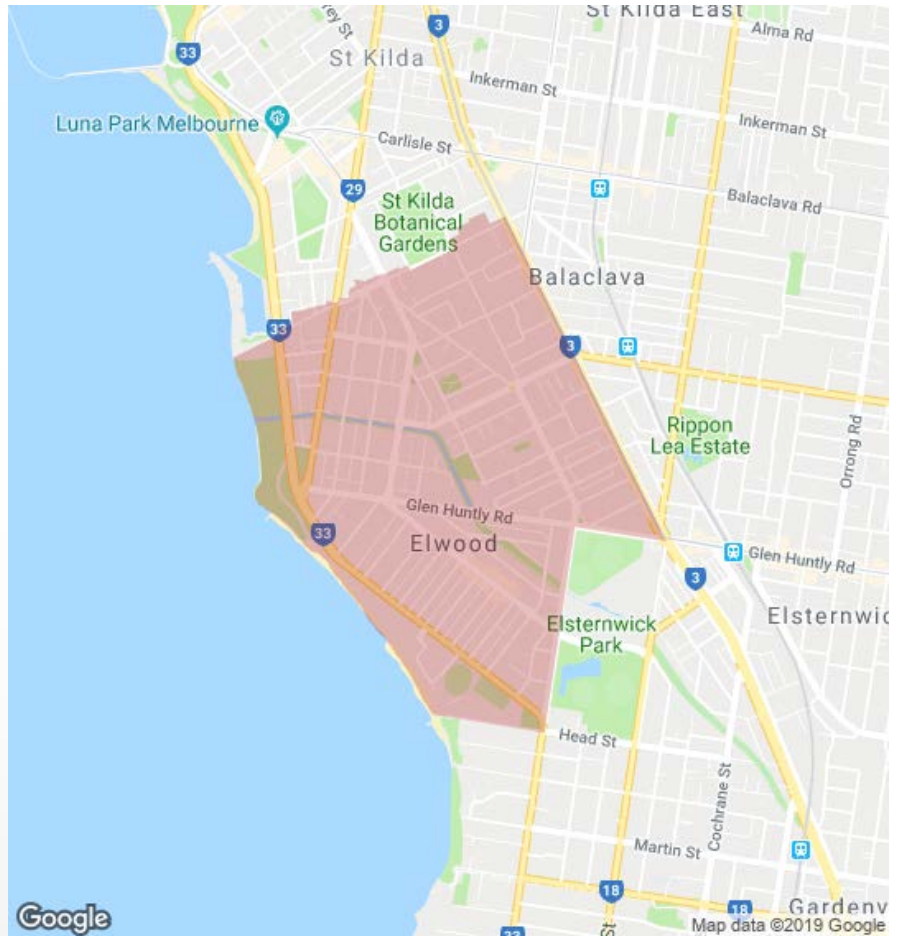
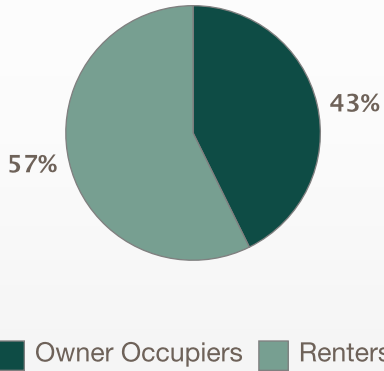
7.6km
Distance from GPO



15.5k
Population
↑6.2%
5 year population change



11 years
Average length of ownership



The size of Elwood is approximately 2.6 square kilometres. It has 8 parks covering nearly 13.2% of total area. The population of Elwood in 2011 was 14,637 people. By 2016 the population was 15,548 showing a population growth of 6.2% in the area during that time. The predominant age group in Elwood is 30-39 years. Households in Elwood are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Elwood work in a professional occupation. In 2011, 42.4% of the homes in Elwood were owner-occupied compared with 41.9% in 2016. Currently the median sales price of houses in the area is \$1,700,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,012

102

\$1,612,690

32



6,759

296

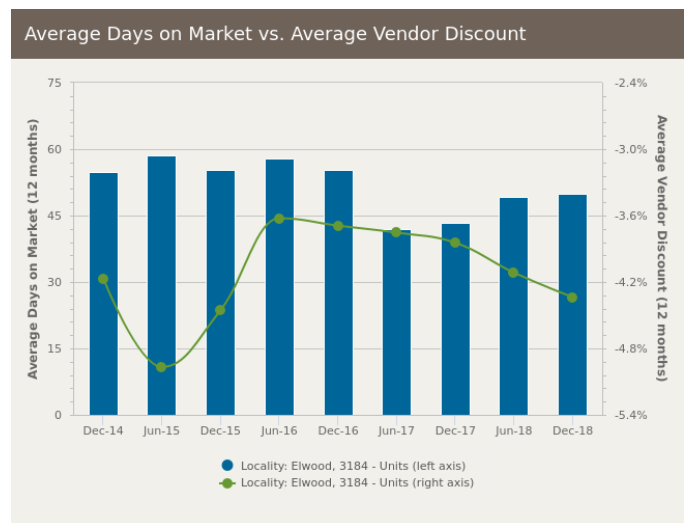
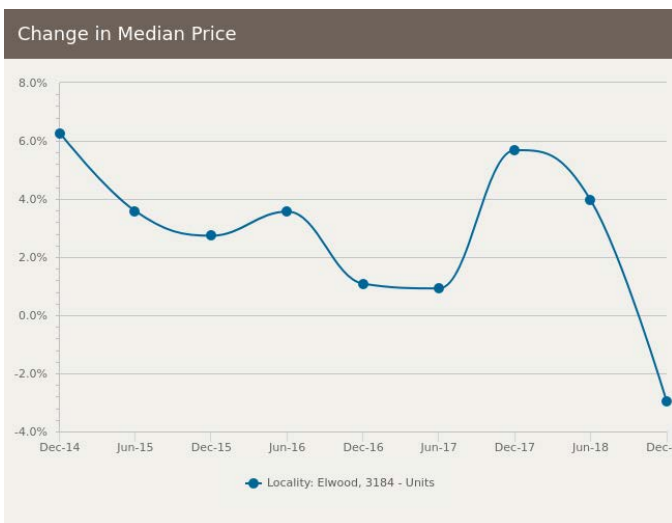
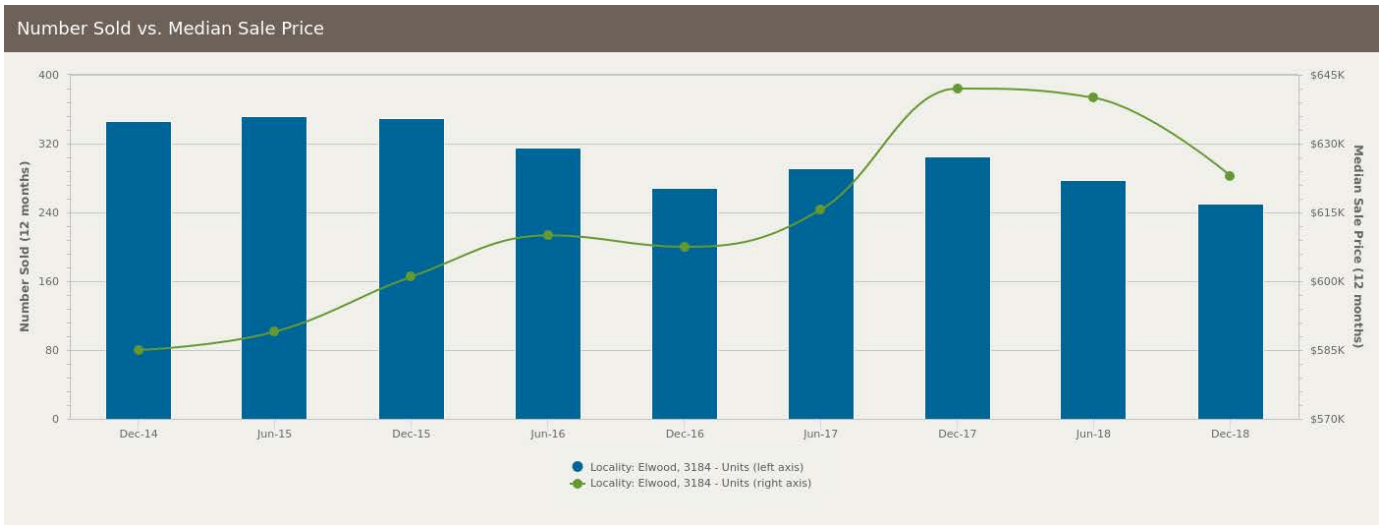
\$608,639

81

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE



\$\$\$

Upper Quartile Price*

\$798,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$623,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$471,400

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

18

1
BEDROOMS



**1/30-32 Broadway Elwood
VIC 3184**

Listed on 18 Mar 2019
[Not Disclosed](#)



**11/56 Byron Street Elwood
VIC 3184**

Listed on 18 Mar 2019
\$449,000



**7/57 Foam Street Elwood
VIC 3184**

Sold on 09 Mar 2019
\$320,000*



**108/122-126 Ormond Road
Elwood VIC 3184**

Sold on 06 Mar 2019
[Not Disclosed](#)



44

2
BEDROOMS



**205/60-62 Broadway Elwood
VIC 3184**

Listed on 18 Mar 2019
\$650,000 - \$700,000



**11/145-147 Ormond Road
Elwood VIC 3184**

Sold on 18 Mar 2019
\$824,000*



**213/12-14 Dickens Street
Elwood VIC 3184**

Listed on 18 Mar 2019
[Contact Agent](#)



**108/29 Foam Street Elwood
VIC 3184**

Sold on 14 Mar 2019
\$924,000*



14

3
BEDROOMS



**1/6-8 Greig Court Elwood
VIC 3184**

Listed on 18 Mar 2019
[Auction](#)



**8/24 Tennyson Street
Elwood VIC 3184**

Sold on 18 Mar 2019
[Not Disclosed](#)



**11C Hartpury Avenue
Elwood VIC 3184**

Listed on 18 Mar 2019
\$1,350,000 - \$1,450,000



**106 Glen Huntly Road
Elwood VIC 3184**

Sold on 02 Mar 2019
\$1,350,000*

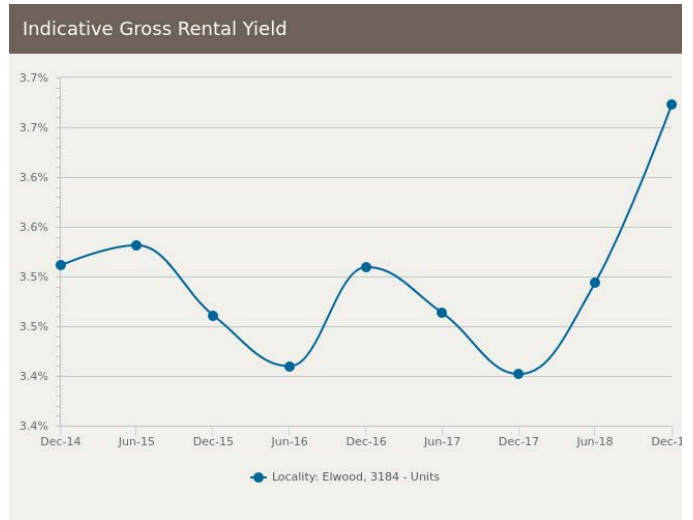
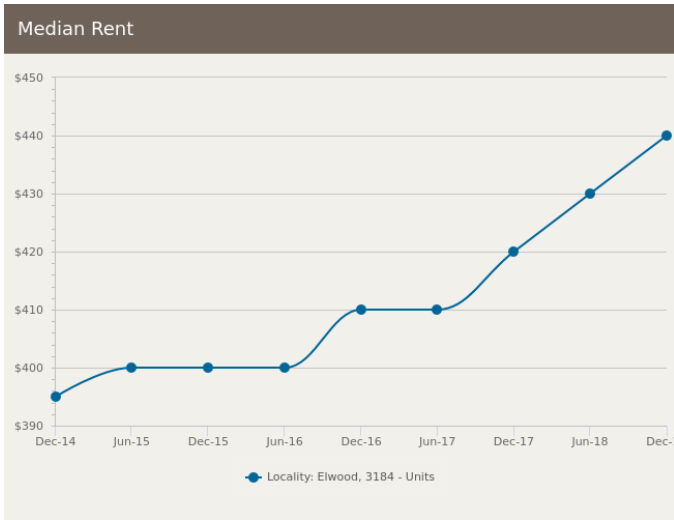


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

41

1
BEDROOMS

<p>6/121 Brighton Road Elwood VIC 3184 Listed on 18 Mar 2019 - /W 789m²</p> <p> 1 1 </p>	<p>13/17 Dickens Street Elwood VIC 3184 Listed on 18 Mar 2019 \$360/W 131m²</p> <p> 1 1 </p>
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89

2
BEDROOMS

<p>354-356 Barkly Street Elwood VIC 3184 Listed on 18 Mar 2019 \$650/W 971m²</p> <p> 1 2 </p>	<p>2/17 Byron Street Elwood VIC 3184 Listed on 18 Mar 2019 \$540/W 220m²</p> <p> 1 1 </p>
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17

3
BEDROOMS

<p>4/87 Marine Parade Elwood VIC 3184 Listed on 18 Mar 2019 \$950/W</p> <p> 2 2 </p>	<p>2/31 Pine Avenue Elwood VIC 3184 Listed on 18 Mar 2019 \$1,500/W 552m²</p> <p> 1 2 </p>
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= number of units observed as On the Market for Rent within the last month

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