

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.55m**

Quarterly Price Change

**-1.24% ↓**

## Median Unit Price\*

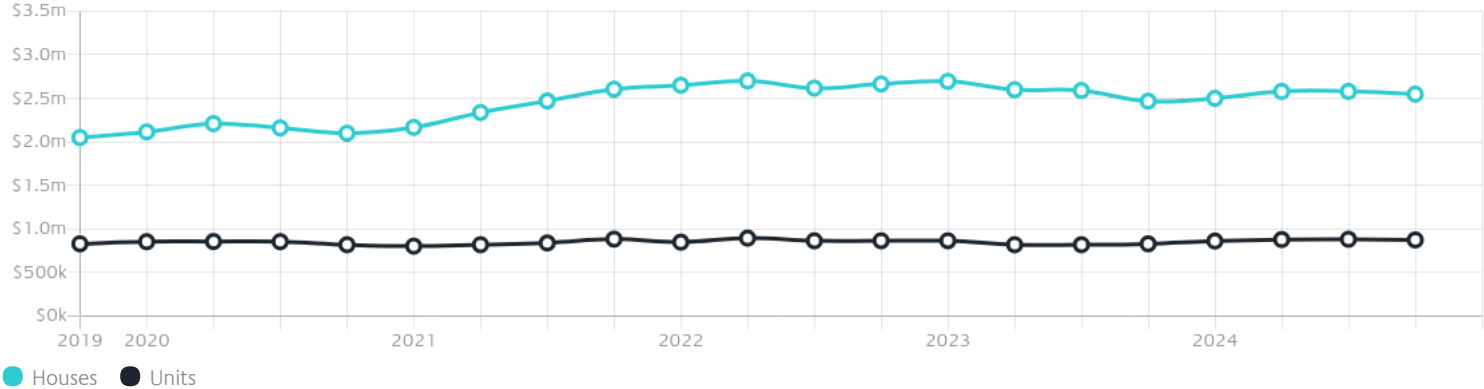
Median

**\$875k**

Quarterly Price Change

**-0.90% ↓**

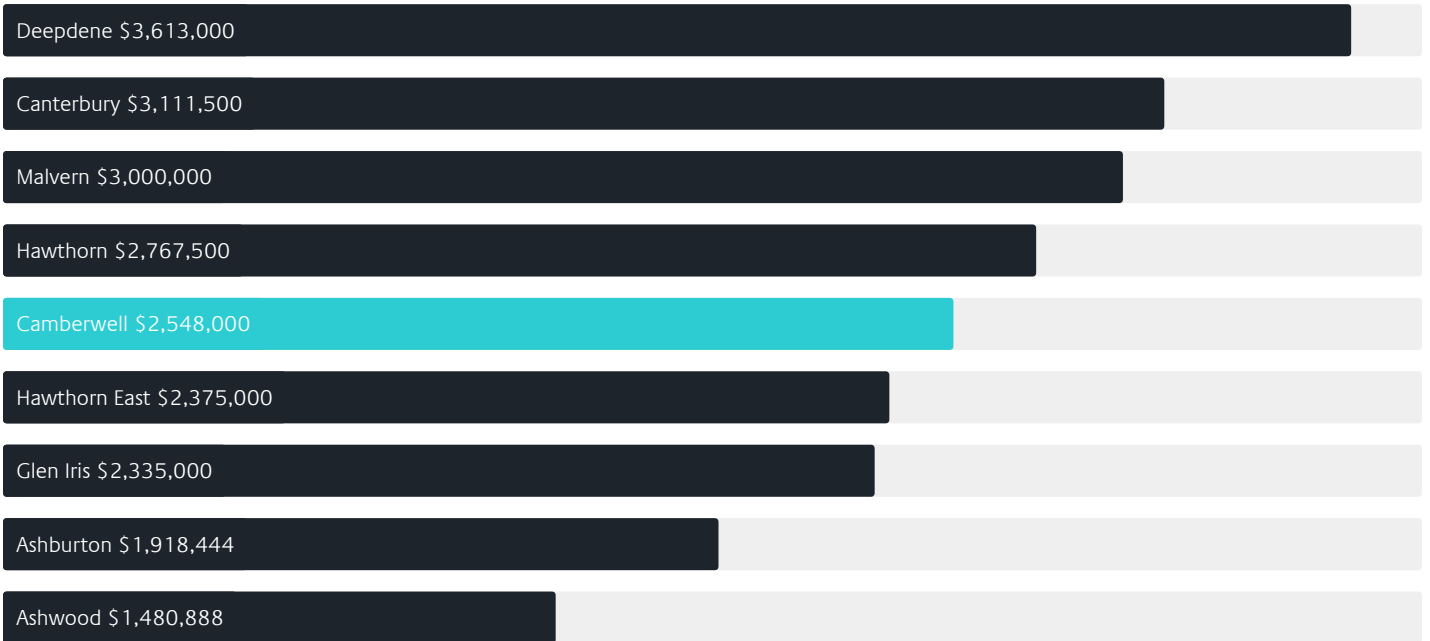
## Quarterly Price Change\*



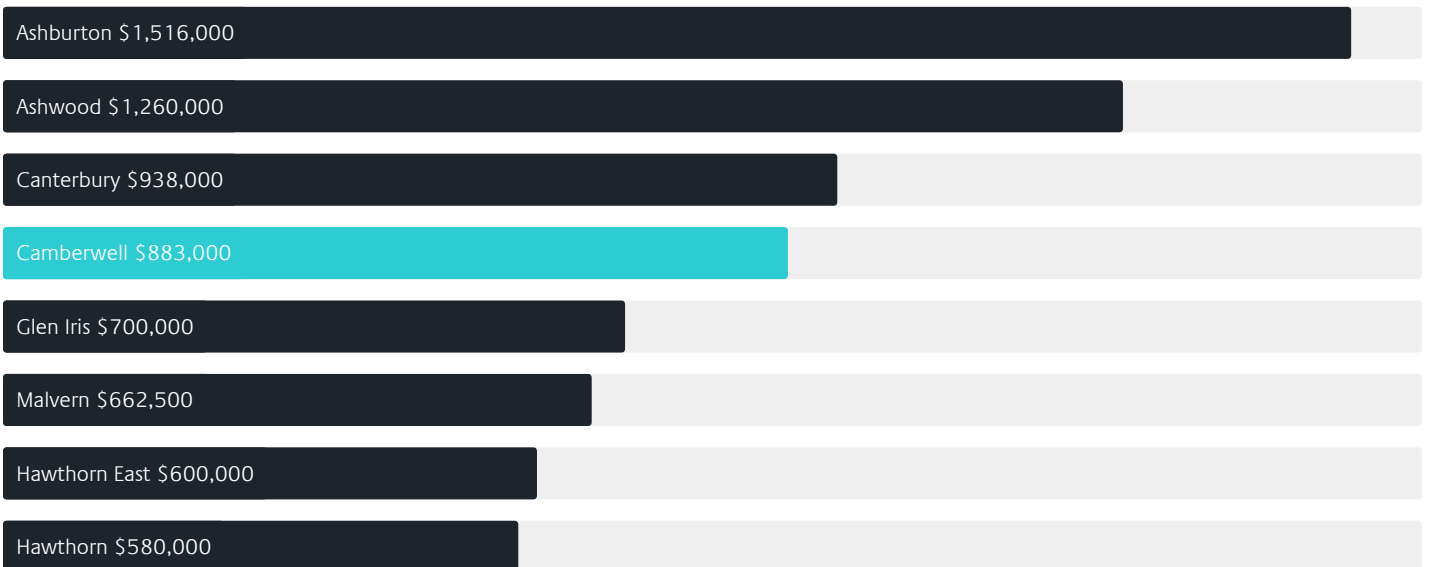
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 86%  
● Private 14%

## Auction Clearance Rate<sup>\*</sup>

73.75%

## Median Days on Market<sup>^</sup>

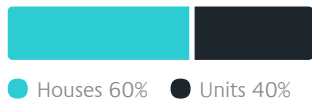
26 days

## Average Hold Period<sup>\*</sup>

6.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 60% ● Units 40%

## Ownership<sup>^</sup>



● Owned Outright 46% ● Mortgaged 32% ● Rented 23%

## Population<sup>^</sup>

21,965

## Median Asking Rent per week<sup>\*</sup>

\$950

## Population Growth<sup>^</sup>

-0.53%

## Rental Yield<sup>\*</sup>

1.92%

## Median Age<sup>^</sup>













43 years

## Median Household Size<sup>^</sup>













2.6 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3 Kalang Rd Camberwell	3	House	\$2,665,000	29 Mar 2025
 464 Burke Rd Camberwell	4	House	\$2,500,000	29 Mar 2025
 1/5 Glencairn Av Camberwell	2	House	\$981,000	22 Mar 2025
 4 Kasouka Rd Camberwell	4	House	\$4,150,000	22 Mar 2025
 18a Merton St Camberwell	3	House	\$1,640,000	22 Mar 2025
 204/50 Seymour Gr Camberwell	2	Apartment	\$820,000	20 Mar 2025
 64 Ellsworth Cr Camberwell	3	House	\$1,325,000	20 Mar 2025
 10 Hazel St Camberwell	3	House	\$2,650,000	15 Mar 2025
 13 Granville St Camberwell	4	House	\$2,480,000	15 Mar 2025
 9 St Johns Av Camberwell	5	House	\$3,316,000	15 Mar 2025
 1/1 Kingsley St Camberwell	2	Unit	\$1,004,000	15 Mar 2025
 14/596 Riversdale Rd Camberwell	2	Apartment	\$568,000	07 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 457 Camberwell Rd CAMBERWELL	0	House	\$2,125,000	01 Mar 2025
 635 Burke Rd Camberwell	4	House	\$2,575,000	01 Mar 2025
 9 Callanish Rd Camberwell	0	House	\$3,475,000	01 Mar 2025
 70 Lynden St Camberwell	5	House	\$2,590,000	01 Mar 2025
 3/211 Highfield Rd Camberwell	4	Townhouse	\$1,470,000	01 Mar 2025
 3/1 Webster St Camberwell	3	House	\$1,280,000	01 Mar 2025
 3/4 Spencer Rd Camberwell	2	Unit	\$862,000	26 Feb 2025
 21 Sunnyside Av Camberwell	5	House	\$4,960,000	22 Feb 2025
 13 Middle Rd Camberwell	2	House	\$2,300,000	22 Feb 2025
 3 Athelstan Rd Camberwell	3	House	\$2,411,000	22 Feb 2025
 9 Fairview Av Camberwell	4	House	\$1,950,000	22 Feb 2025
 6 Granville St Camberwell	5	House	\$2,350,000	13 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/12 Allambee Av Camberwell	2	Unit	\$707,000	06 Feb 2025
 114/585 Burke Rd Camberwell	2	Strata Unit/Flat	\$895,000	06 Feb 2025
 211/347 Camberwell Rd Camberwell	2	Apartment	\$560,000	31 Jan 2025
 210/1101 Toorak Rd Camberwell	2	Apartment	\$450,000	28 Jan 2025
 10/1295 Toorak Rd Camberwell	2	Apartment	\$500,000	26 Jan 2025
 4 East Ct Camberwell	4	House	\$2,100,000	18 Jan 2025
 19b Warburton Rd Camberwell	4	Townhouse	\$1,600,000	30 Dec 2024
 431 Camberwell Rd Camberwell	5	House	\$2,350,000	25 Dec 2024
 103/1101 Toorak Rd Camberwell	2	Apartment	\$500,000	24 Dec 2024
 19 Callanish Rd Camberwell	3	House	\$1,820,000	23 Dec 2024
 7 Hope St Camberwell	3	House	\$1,275,000	20 Dec 2024
 3/2 Kalang Rd Camberwell	2	Flat/Unit/Apartment	\$1,300,000	19 Dec 2024

# Jellis Craig

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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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