

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.24m**

Quarterly Price Change

**0.40% ↑**

## Median Unit Price\*

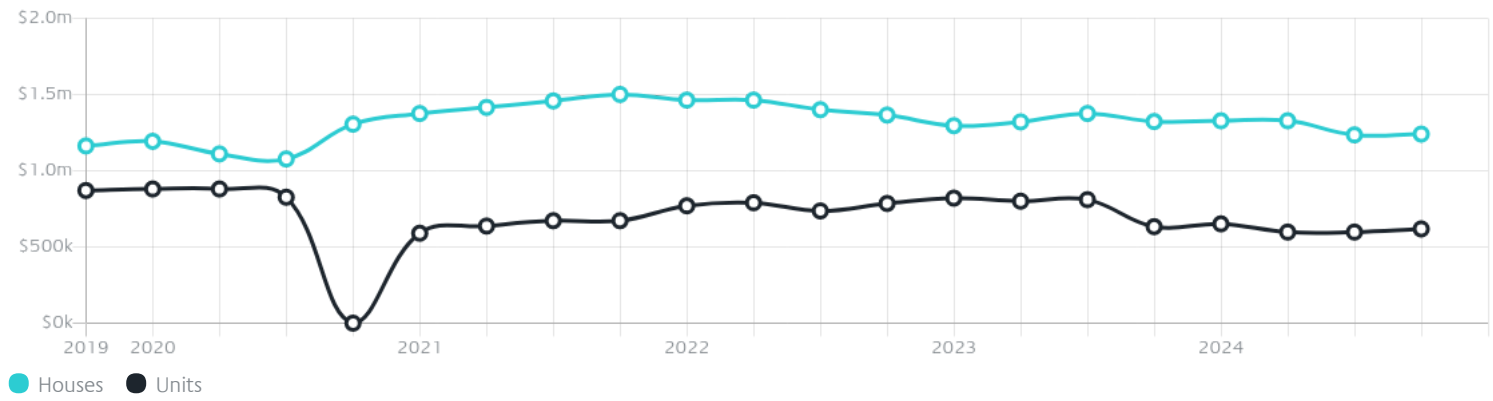
Median

**\$618k**

Quarterly Price Change

**3.43% ↑**

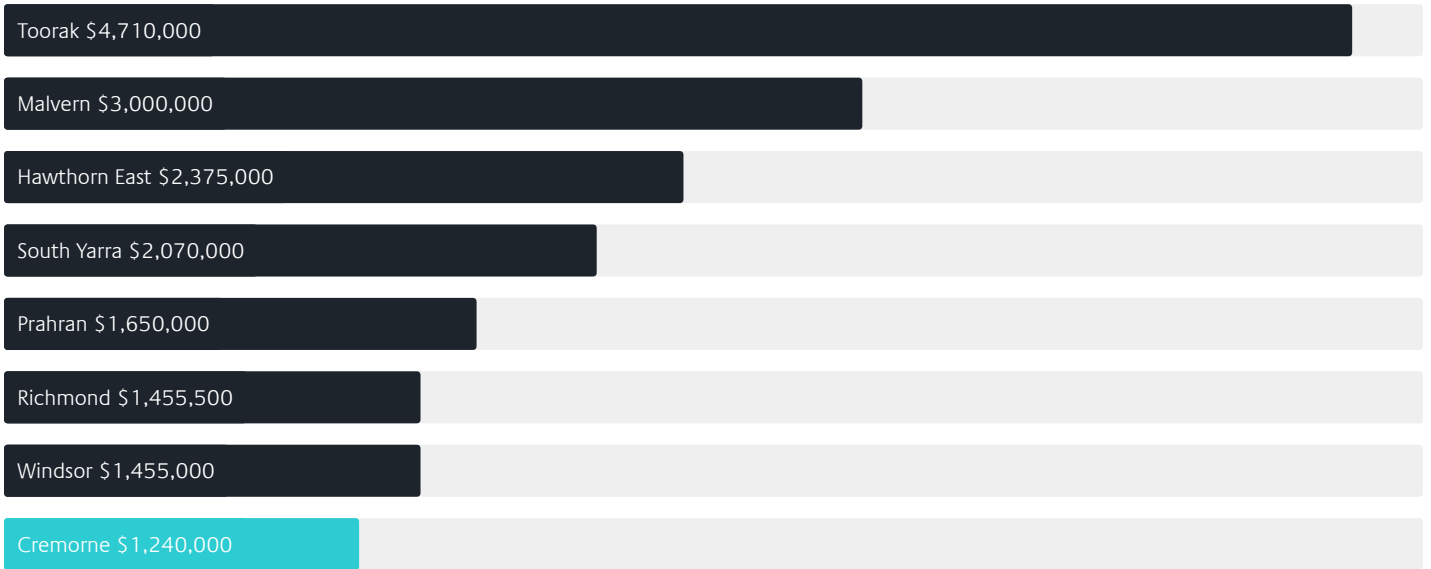
## Quarterly Price Change\*



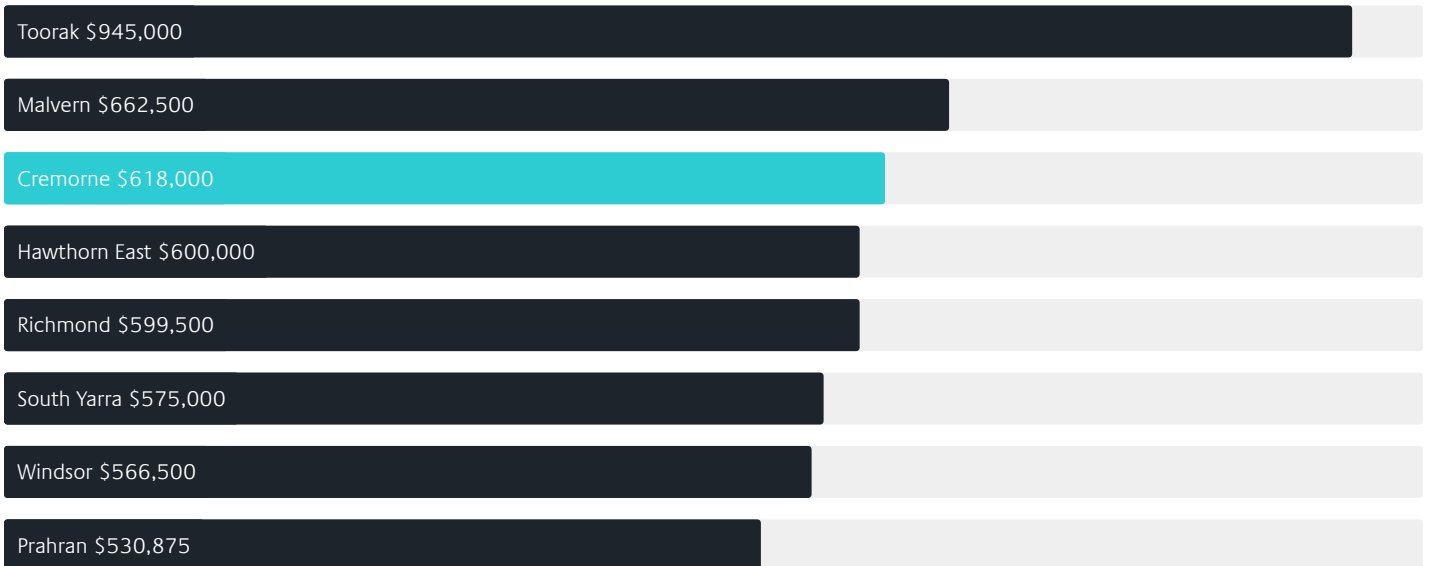
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

---

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



● Private 100%

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

8.7 years

---

# Insights

---

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



● Houses 11% ● Units 89%

## Ownership<sup>^</sup>



● Owned Outright 19% ● Mortgaged 35% ● Rented 46%

## Population<sup>^</sup>

2,158

---

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

\$750

---

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

6.94%

---

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

3.38%

---

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

32 years

---












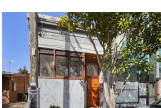
## Median Household Size<sup>^</sup>

2 people













---

# Sold Properties~









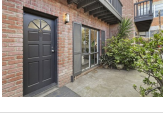
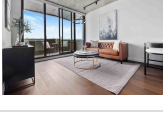
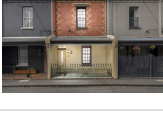

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 401/154 Cremorne St Cremorne	2	Apartment	\$715,000	30 Jan 2025
 191 Cubitt St Cremorne	2	House	\$845,000	24 Dec 2024
 3/58 Chestnut St Cremorne	1	Subdivided Unit/Villa/Townhouse	\$335,000	07 Dec 2024
 33 Cubitt St Cremorne	2	House	\$1,225,000	04 Dec 2024
 709/163 Cremorne St Cremorne	2	Apartment	\$902,500	28 Nov 2024
 704/140 Swan St Cremorne	1	Subdivided Unit/Villa/Townhouse	\$531,000	13 Nov 2024
 1 Fitzgibbon St Cremorne	2	House	\$920,000	25 Oct 2024
 705/163 Cremorne St Cremorne	1	Unit	\$485,250	23 Oct 2024
 16 Gordon St Cremorne	2	House	\$1,125,000	18 Oct 2024
 118 Dover St Cremorne	3	House	\$930,000	15 Oct 2024
 809/154 Cremorne St Cremorne	2	Apartment	\$1,112,000	13 Oct 2024
 33 Green St Cremorne	2	House	\$1,158,000	12 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Melrose St Cremorne	2	House	\$1,240,000	12 Oct 2024
 905/154 Cremorne St Cremorne	1	Unit	\$517,000	10 Oct 2024
 42 Balmain St Cremorne	2	House	\$1,390,000	01 Oct 2024
 203/163 Cremorne St Cremorne	1	Apartment	\$371,000	23 Sep 2024
 153 Dover St Cremorne	3	House	\$1,100,000	14 Sep 2024
 27 Cubitt St CREMORNE	3	House	\$1,270,000	14 Sep 2024
 43 Balmain St Cremorne	2	House	\$805,000	14 Sep 2024
 232a Swan St Cremorne	3	Flat	\$1,520,000	14 Sep 2024
 718/154 Cremorne St Cremorne	2	Apartment	\$690,000	13 Sep 2024
 30 Railway Cr CREMORNE	2	House	\$1,137,000	12 Sep 2024
 902/154 Cremorne St Cremorne	1	Unit	\$450,000	03 Sep 2024
 42 Green St Cremorne	3	House	\$1,520,000	26 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 412/163 Cremorne St Cremorne	1	Unit	\$430,000	24 Aug 2024
 1402/154 Cremorne St Cremorne	1	Apartment	\$520,000	19 Aug 2024
 80 Wellington St Cremorne	3	House	\$1,200,000	12 Aug 2024
 603/1 Railway Pl Cremorne	2	Apartment	\$635,000	07 Aug 2024
 111/163 Cremorne St CREMORNE	1	Subdivided Unit/Villa/Townhouse	\$335,000	02 Aug 2024
 404/1 Railway Pl Cremorne	2	Subdivided Unit/Villa/Townhouse	\$520,000	31 Jul 2024
 405/1 Railway Pl Cremorne	2	Unit	\$600,000	23 Jul 2024
 1/2 Kipling St CREMORNE	2	Unit	\$880,000	20 Jul 2024
 22/96 Gwynne St Cremorne	3	Townhouse	\$1,150,000	20 Jul 2024
 1105/154 Cremorne St Cremorne	3	Apartment	\$980,000	19 Jul 2024
 31 White St Cremorne	3	House	\$1,125,000	12 Jul 2024
 88 Wellington St Cremorne	2	House	\$1,320,000	11 Jul 2024



Richmond Office  
57-59 Bridge Road, Richmond  
03 9428 3333

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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.