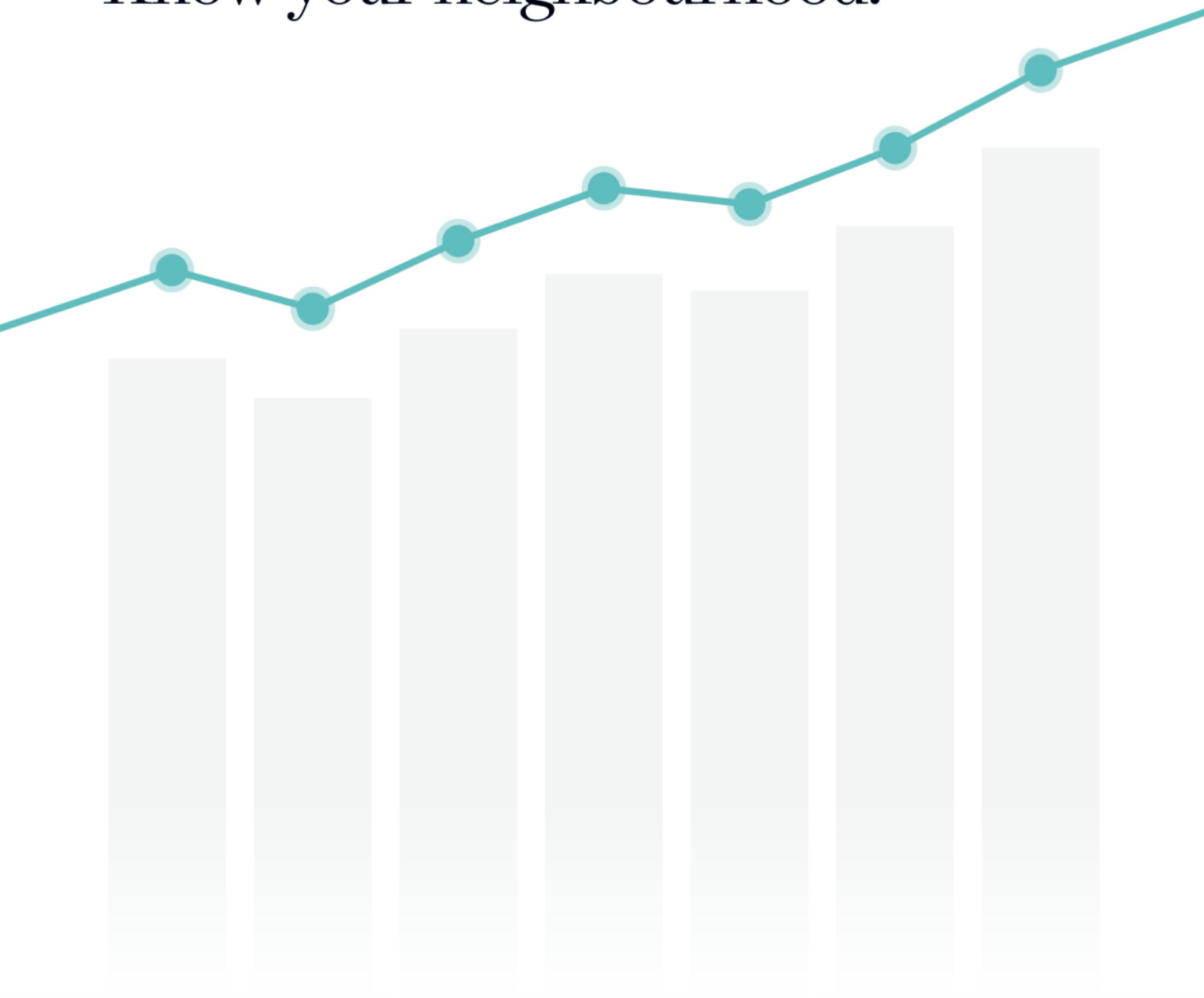


EAST MELBOURNE



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.65m

Quarterly Price Change

-2.66% ↓

Median Unit Price*

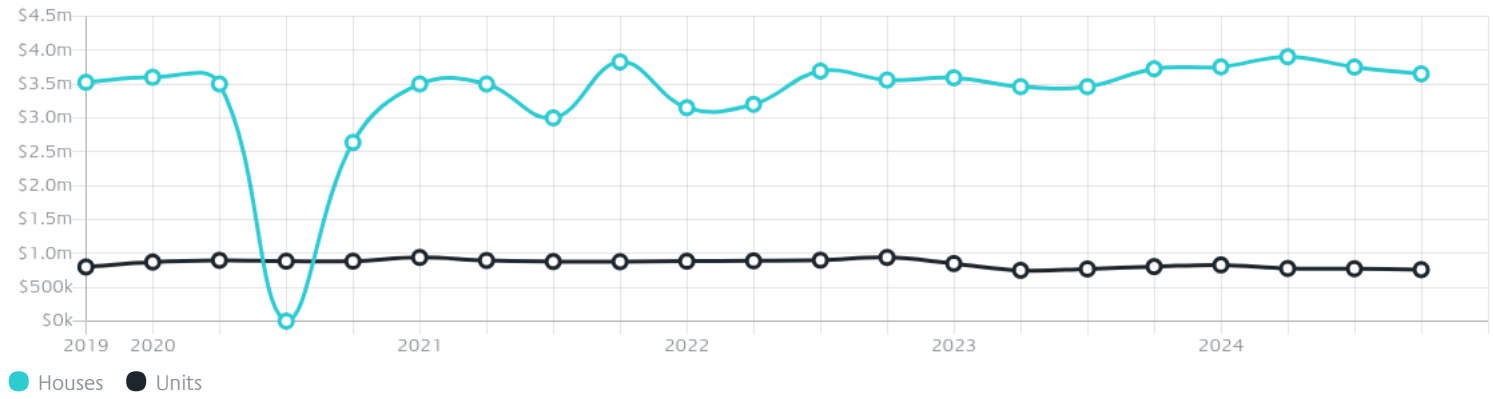
Median

\$760k

Quarterly Price Change

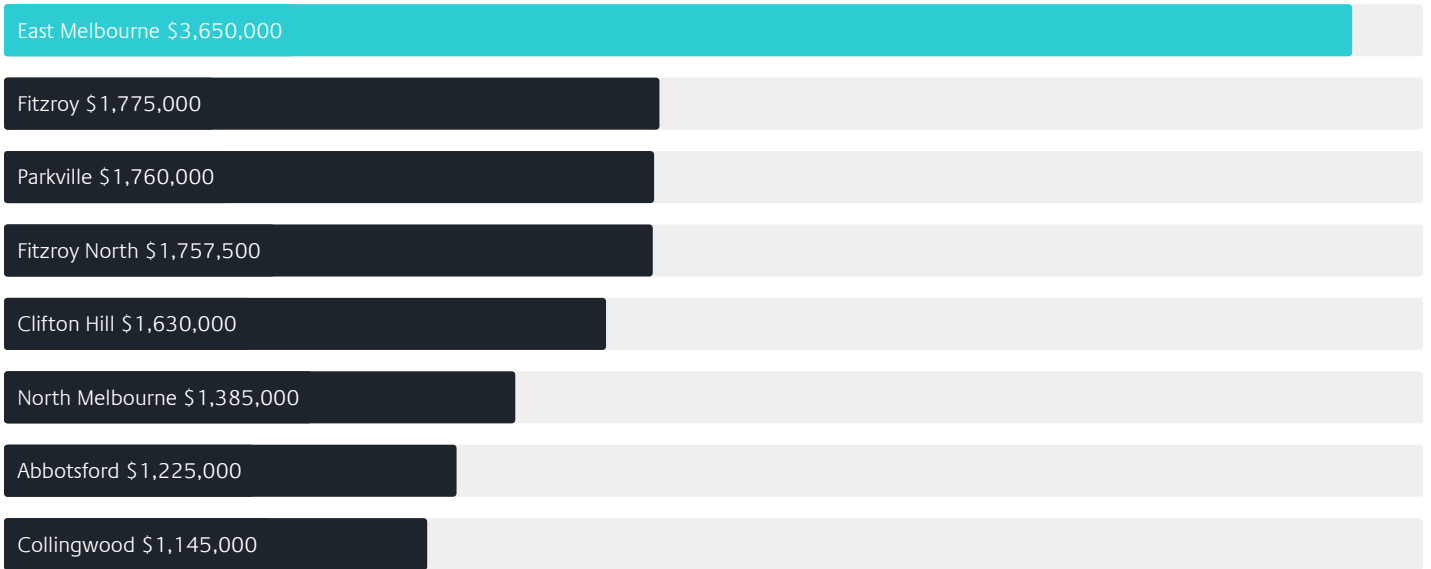
-1.80% ↓

Quarterly Price Change*

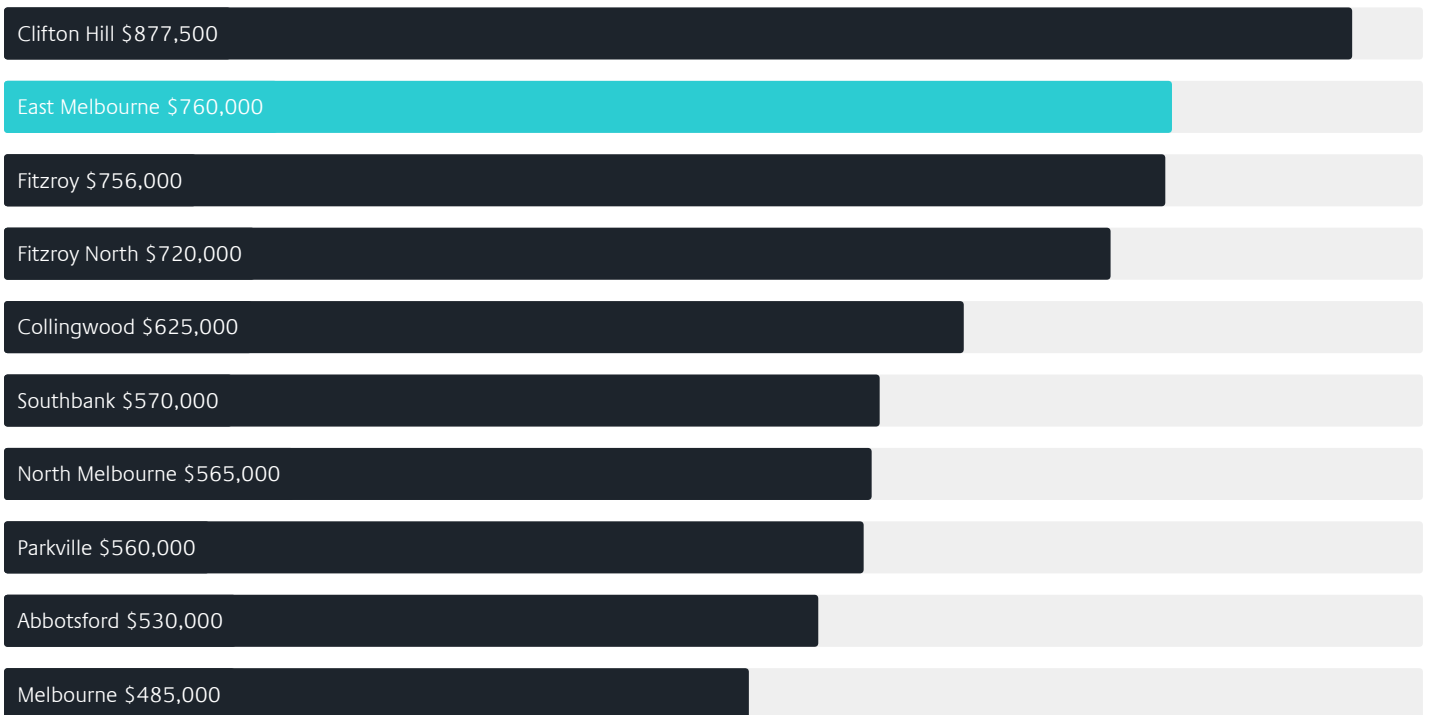


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

75%

Median Days on Market^

42 days

Average Hold Period*

9.8 years

Insights

Dwelling Type^



● Houses 3% ● Units 97%

Ownership*



● Owned Outright 30% ● Mortgaged 20% ● Rented 50%

Population^

4,896

Median Asking Rent per week*

\$1,350

Population Growth^

-1.37%

Rental Yield*

1.88%

Median Age^













42 years

Median Household Size^













1.8 people

Sold Properties~








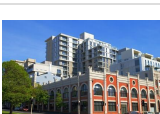
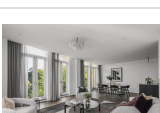

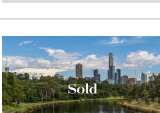
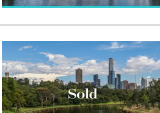
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/53 Grey St East Melbourne	2	Apartment	\$840,000	15 Mar 2025
 1111V/162 Albert St EAST MELBOURNE	2	Apartment	\$1,600,000	01 Mar 2025
 56/1 Wellington Cr East Melbourne	3	Apartment	\$1,502,500	26 Feb 2025
 37 Grey St East Melbourne	1	House	\$1,690,000	22 Feb 2025
 18/400 Victoria Pde East Melbourne	3	Unit	\$1,050,000	20 Feb 2025
 405/153 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$260,000	19 Feb 2025
 3/84 Grey St East Melbourne	1	Flat/Unit/Apartment	\$610,000	17 Feb 2025
 4/116-120 Albert St East Melbourne	1	Apartment	\$365,000	12 Feb 2025
 7/179 George St EAST MELBOURNE	3	Apartment	\$1,630,000	08 Feb 2025
 1/53 Grey St EAST MELBOURNE	2	Apartment	\$862,000	07 Feb 2025
 101/279 Wellington Pde.S East Melbourne	1	Apartment	\$899,000	06 Feb 2025
 57/400 Victoria Pde East Melbourne	3	Apartment	\$2,100,000	20 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 213/33 Cliveden Cl East Melbourne	1	Apartment	\$366,000	14 Jan 2025
 78 Albert St EAST MELBOURNE	4	House	\$1,702,000	07 Jan 2025
 99 Grey St East Melbourne	2	House	\$8,000,000	30 Dec 2024
 3/1235 Hoddle St East Melbourne	2	Apartment	\$555,000	24 Dec 2024
 405/211 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$380,000	24 Dec 2024
 1305/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$580,000	18 Dec 2024
 608/150 Clarendon St East Melbourne	2	Apartment	\$5,500,000	17 Dec 2024
 1/22 Agnes St East Melbourne	1	Apartment	\$760,000	14 Dec 2024
 75/211 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$1,150,000	12 Dec 2024
 214/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$190,000	12 Dec 2024
 901/150 Clarendon St East Melbourne	3	Flat/Unit/Apartment	\$10,250,000	10 Dec 2024
 235 Wellington Pde East Melbourne	3	House	\$4,000,000	30 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 409/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$650,000	30 Nov 2024
 702/162 Albert St East Melbourne	3	Strata Unit/Flat	\$614,998	29 Nov 2024
 2/109 George St East Melbourne	2	Unit	\$1,230,000	23 Nov 2024
 27/201 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$625,000	21 Nov 2024
 704/162 Albert St East Melbourne	2	Unit	\$560,000	20 Nov 2024
 22/322 Albert st East Melbourne	3	Apartment	\$1,551,800	20 Nov 2024
 213/162 Albert St EAST MELBOURNE	2	Flat/Unit/Apartment	\$450,000	20 Nov 2024
 102/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$549,000	19 Nov 2024
 12/322 Albert St East Melbourne	2	Apartment	\$1,410,000	18 Nov 2024
 10G/279 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$450,000	18 Nov 2024
 1104/296 Victoria Pde East Melbourne	2	Apartment	\$2,550,000	16 Nov 2024
 302/280 Albert St East Melbourne	3	Apartment	\$4,050,000	16 Nov 2024



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

jelliscraig.com.au

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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