

# *Suburb* **INSIGHTS**

3002  
EAST MELBOURNE



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$3.75m**

Quarterly Price Change

**-3.92% ↓**

## Median Unit Price\*

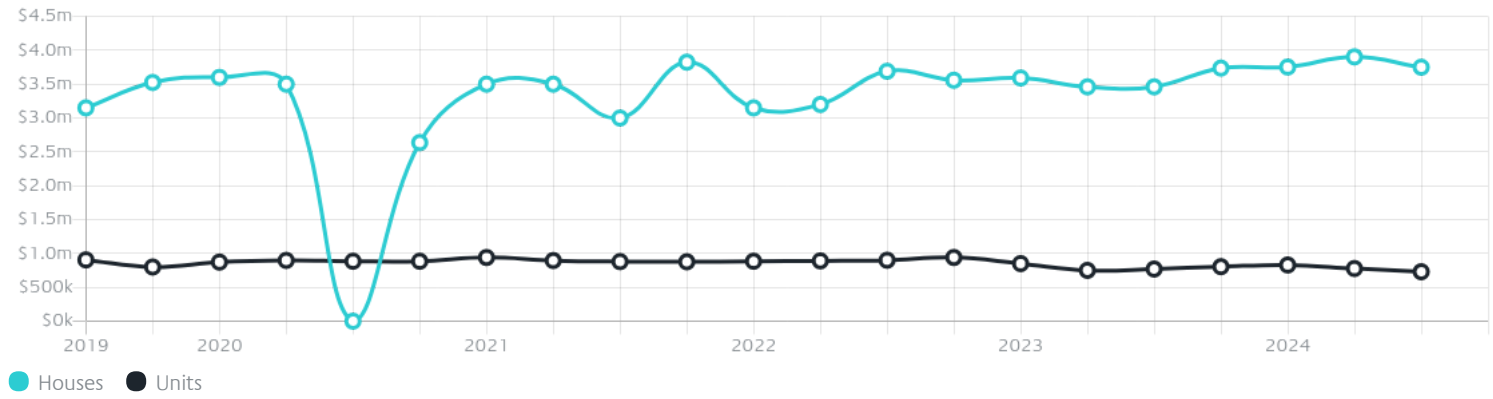
Median

**\$730k**

Quarterly Price Change

**-6.14% ↓**

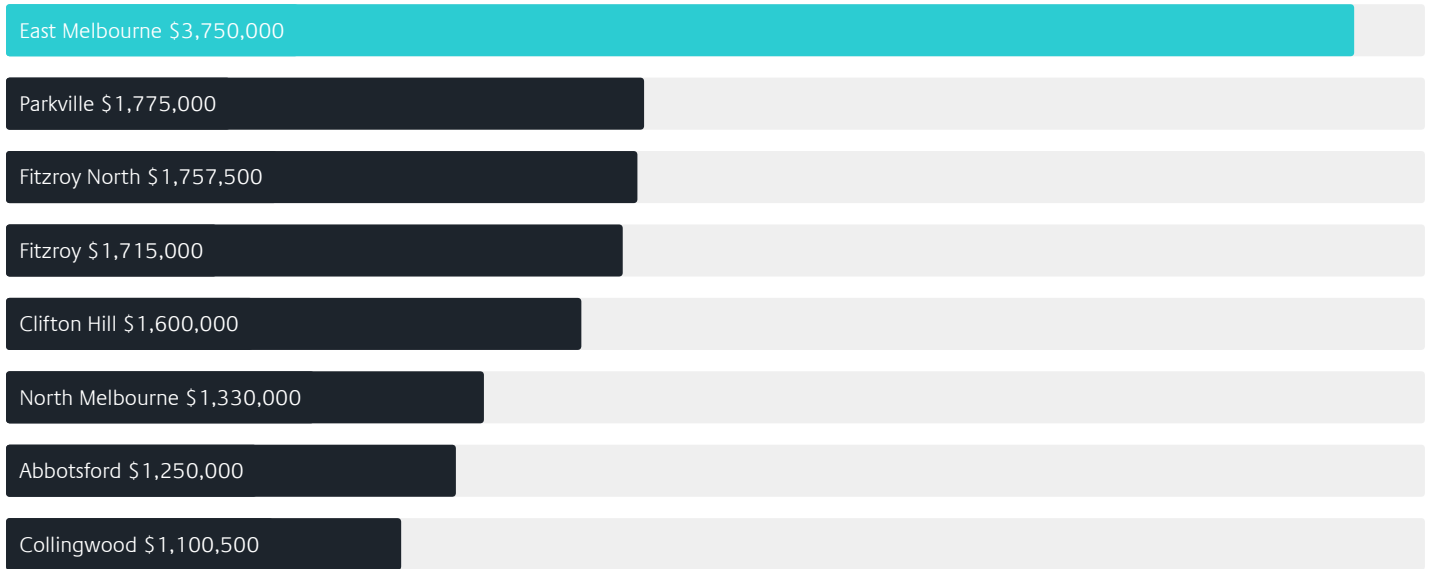
## Quarterly Price Change\*



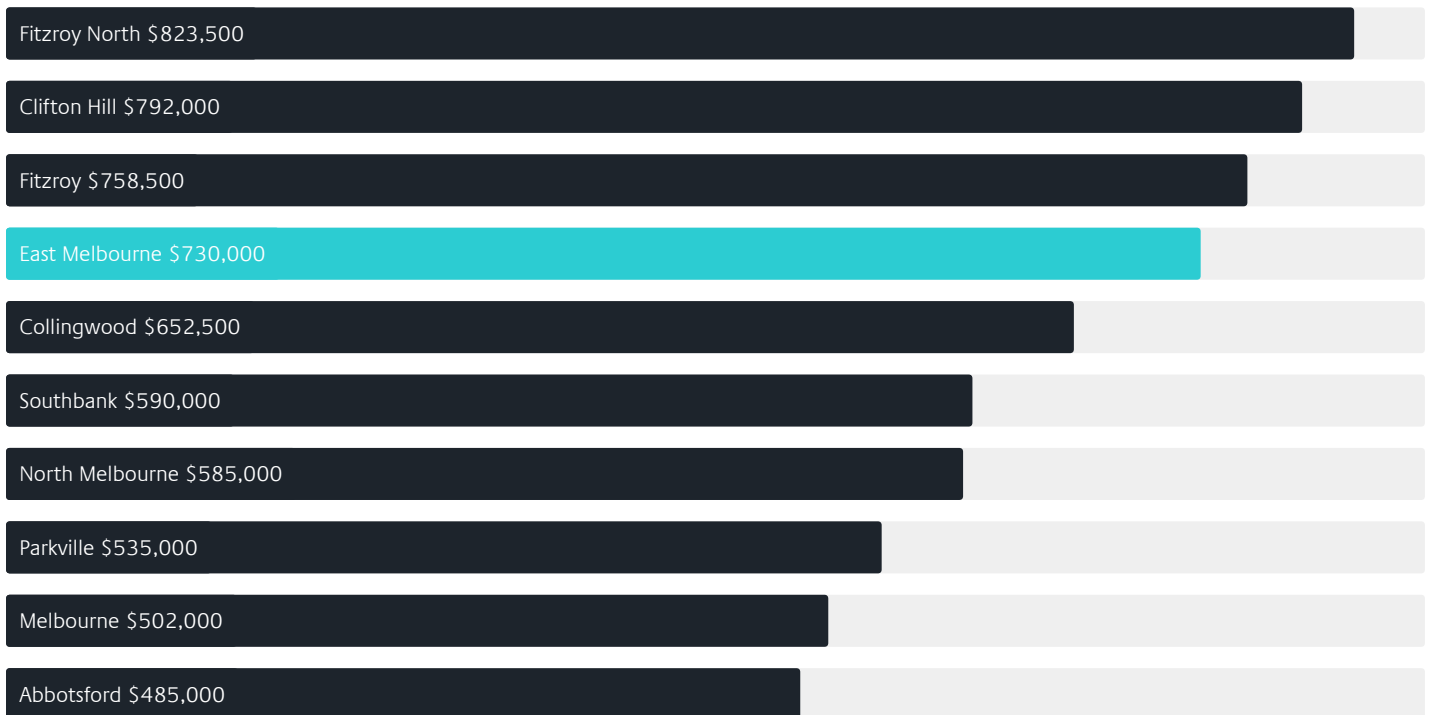
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 23%  
● Private 77%

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

71.43%

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

36 days

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

9.8 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 3% ● Units 97%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

4,896

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

\$1,350

Population Growth<sup>^</sup>

-1.37%

Rental Yield<sup>\*</sup>

1.88%

Median Age<sup>^</sup>













42 years

Median Household Size<sup>^</sup>










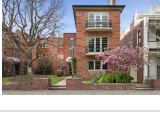
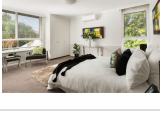

1.8 people

# Sold Properties~









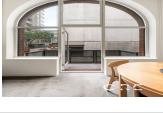

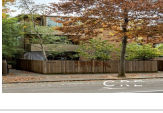

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 170 Powlett St East Melbourne	3	House	\$1,600,000	16 Nov 2024
 1/36 Clarendon St East Melbourne	3	Unit	\$4,690,000	11 Nov 2024
 10P/191 Powlett St East Melbourne	1	Apartment	\$410,000	31 Oct 2024
 64A/211 Wellington Pde.S EAST MELBOURNE	2	Apartment	\$737,500	23 Oct 2024
 814/162 Albert St East Melbourne	2	Strata Unit/Flat	\$730,000	22 Oct 2024
 14/86-90 Hotham St East Melbourne	2	Apartment	\$805,000	21 Oct 2024
 414/133 Jolimont Rd East Melbourne	1	Serviced Apartments/Holiday Units	\$200,000	19 Oct 2024
 813/133 Jolimont Rd East Melbourne	1	Serviced Apartments/Holiday Units	\$320,000	14 Oct 2024
 401/153 Wellington Pde East Melbourne	2	Serviced Apartments/Holiday Units	\$595,000	10 Oct 2024
 10/187 George St East Melbourne	1	Apartment	\$495,000	27 Sep 2024
 2/322 Albert St East Melbourne	2	Townhouse	\$1,040,000	26 Sep 2024
 32 Berry St East Melbourne	4	House	\$4,125,000	24 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 806/280 Albert St East Melbourne	3	Flat/Unit/Apartment	\$890,000	20 Sep 2024
 304/133 Jolimont Rd East Melbourne	1	Serviced Apartments/Holiday Units	\$185,000	13 Sep 2024
 58/211 Wellington Pde East Melbourne	3	Flat/Unit/Apartment	\$1,361,830	12 Sep 2024
 14/187 George St East Melbourne	1	Apartment	\$497,500	11 Sep 2024
 301/191 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$667,500	06 Sep 2024
 402/201 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$450,000	06 Sep 2024
 15/102 Albert St East Melbourne	2	Apartment	\$795,000	06 Sep 2024
 13/106 Vale St East Melbourne	1	Flat/Unit/Apartment	\$900,000	05 Sep 2024
 816/133 Jolimont Rd East Melbourne	1	Apartment	\$360,000	04 Sep 2024
 13/98 Vale St EAST MELBOURNE	1	Unit	\$920,000	04 Sep 2024
 207/25 Hotham St East Melbourne	1	Apartment	\$277,000	02 Sep 2024
 801/296 Victoria Pde East Melbourne	2	House	\$2,850,000	02 Sep 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 108/191 Powlett St East Melbourne	2	Unit	\$825,000	31 Aug 2024
 36/211 Wellington Pde.S EAST MELBOURNE	3	Apartment	\$1,600,000	22 Aug 2024
 36/211 Wellington Pde East Melbourne	3	Flat/Unit/Apartment	\$1,600,000	22 Aug 2024
 67/211 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$730,000	21 Aug 2024
 208/280 Albert St East Melbourne	1	Apartment	\$860,000	19 Aug 2024
 1201/296 Victoria Pde East Melbourne	2	Flat/Unit/Apartment	\$2,100,000	14 Aug 2024
 4/9 Garden Av East Melbourne	2	Flat/Unit/Apartment	\$849,000	08 Aug 2024
 1/9 Garden Av East Melbourne	2	Flat/Unit/Apartment	\$849,000	08 Aug 2024
 P06W/189 Powlett St EAST MELBOURNE	2	Apartment	\$774,000	07 Aug 2024
 19/2 Wellington Cr East Melbourne	2	Flat/Unit/Apartment	\$1,100,000	07 Aug 2024
 11/116 Albert St East Melbourne	1	Apartment	\$410,000	05 Aug 2024
 803/133 Jolimont Rd EAST MELBOURNE	1	Apartment	\$355,000	02 Aug 2024



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

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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