

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.55m

Quarterly Price Change

-2.73% ↓

Median Unit Price*

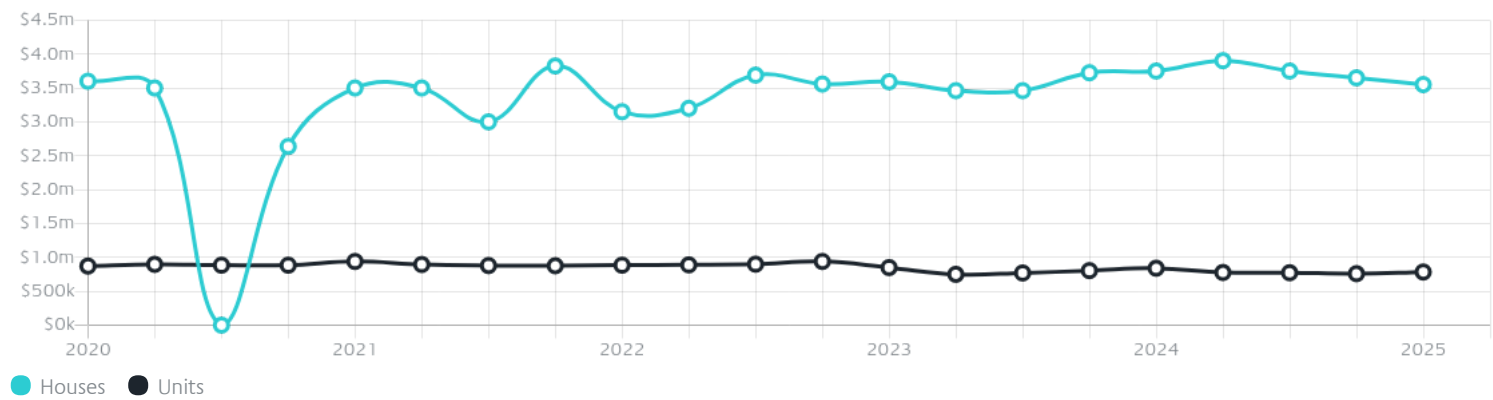
Median

\$785k

Quarterly Price Change

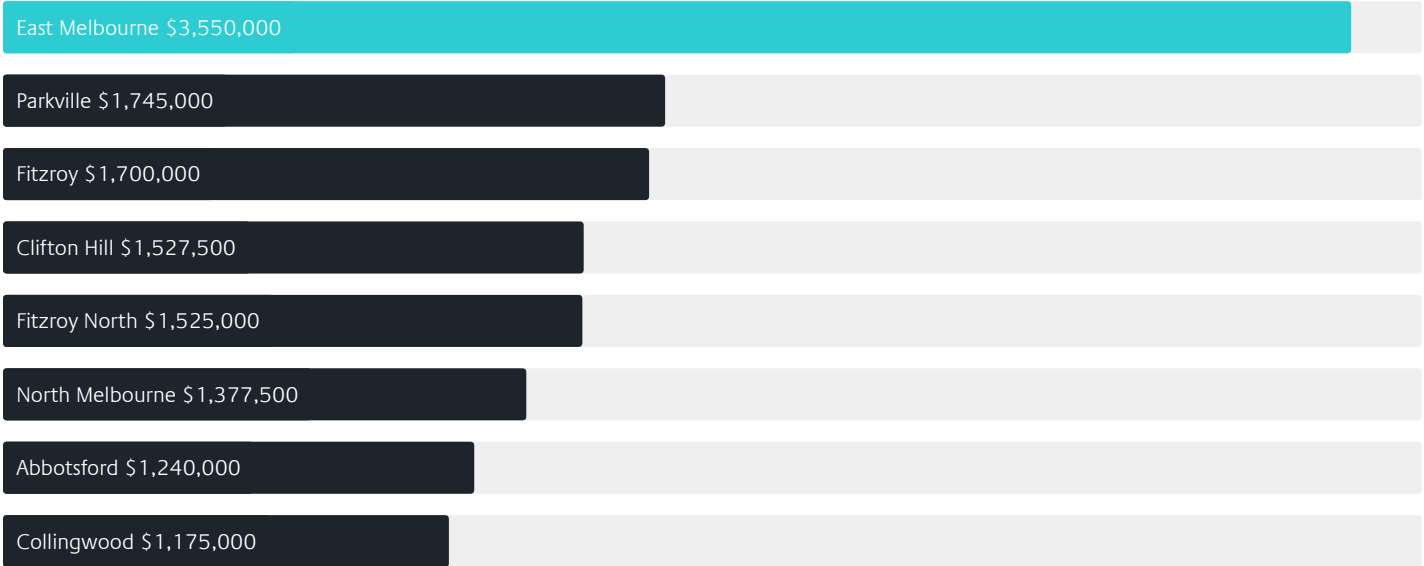
3.22% ↑

Quarterly Price Change*

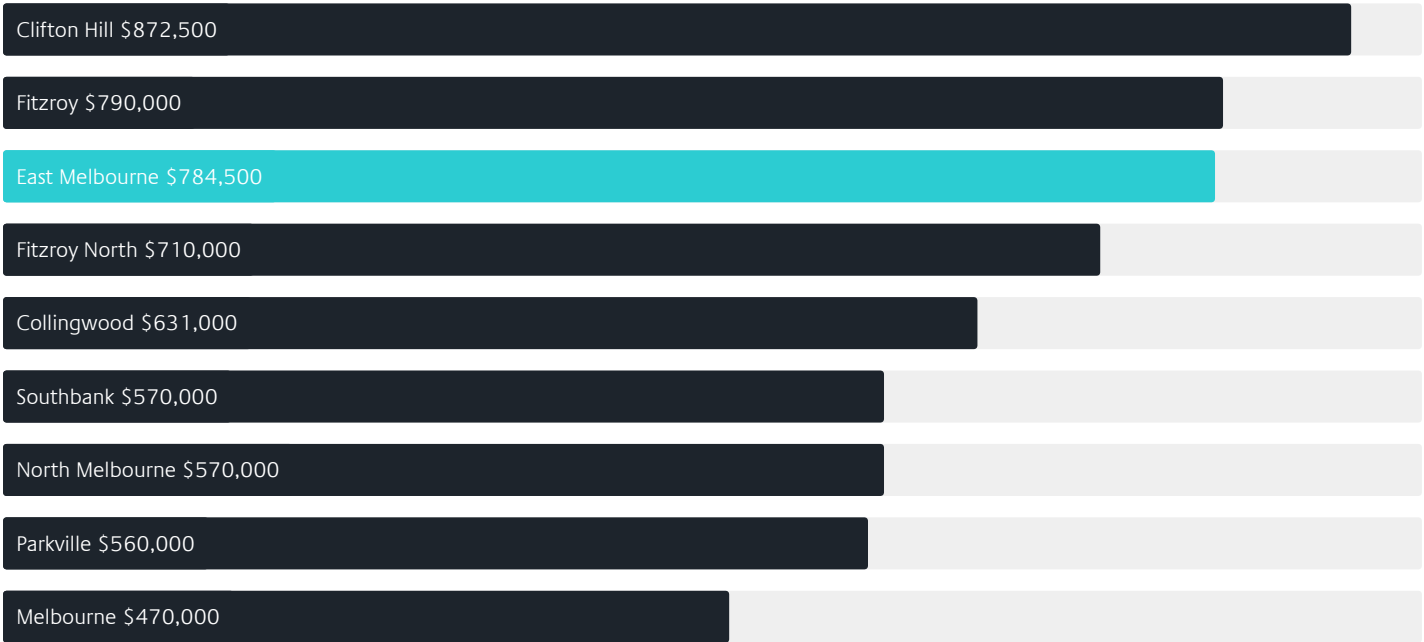


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

70%

Median Days on Market^

36 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*

\$1,300

Population Growth^

-1.37%

Rental Yield*

1.88%

Median Age^







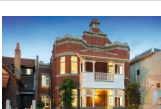



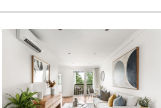

42 years

Median Household Size^











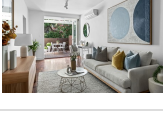

1.8 people

Sold Properties~








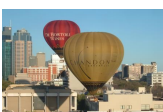




Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1/101 Gipps St East Melbourne	1	Apartment	\$618,500	31 May 2025
 110/33 Cliveden Cl East Melbourne	1	Apartment	\$445,000	12 May 2025
 511V/162 Albert St EAST MELBOURNE	2	Apartment	\$530,000	11 May 2025
 12/108 George St East Melbourne	1	Apartment	\$585,000	03 May 2025
 7/9-15 Palmer St East Melbourne	1	Townhouse	\$715,000	12 Apr 2025
 305/280 Albert St East Melbourne	2	Apartment	\$2,000,000	02 Apr 2025
 2/82 Vale St East Melbourne	3	Flat/Unit/Apartment	\$2,500,000	01 Apr 2025
 6/102 Albert St EAST MELBOURNE	1	Apartment	\$680,000	28 Mar 2025
 112/211 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$555,000	20 Mar 2025
 1010/162 Albert St East Melbourne	3	Flat/Unit/Apartment	\$578,880	20 Mar 2025
 7/53 Grey St East Melbourne	2	Apartment	\$840,000	15 Mar 2025
 Albert St East Melbourne	2	Strata Unit/Flat	\$468,000	14 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1111V/162 Albert St EAST MELBOURNE	2	Apartment	\$1,600,000	01 Mar 2025
 1111/162 Albert St East Melbourne	2	Flat/Unit/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
 1/40 Webb La East Melbourne	2	Apartment	\$850,000	18 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/25 Hotham St East Melbourne	1	Apartment	\$260,000	03 Feb 2025
 57/400 Victoria Pde East Melbourne	3	Apartment	\$2,100,000	20 Jan 2025
 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
 214/48 Wellington Pde East Melbourne	1	Apartment	\$190,000	12 Dec 2024
 75/211 Wellington Pde.S East Melbourne	2	Flat/Unit/Apartment	\$1,150,000	12 Dec 2024



Richmond Office
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03 9428 3333

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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