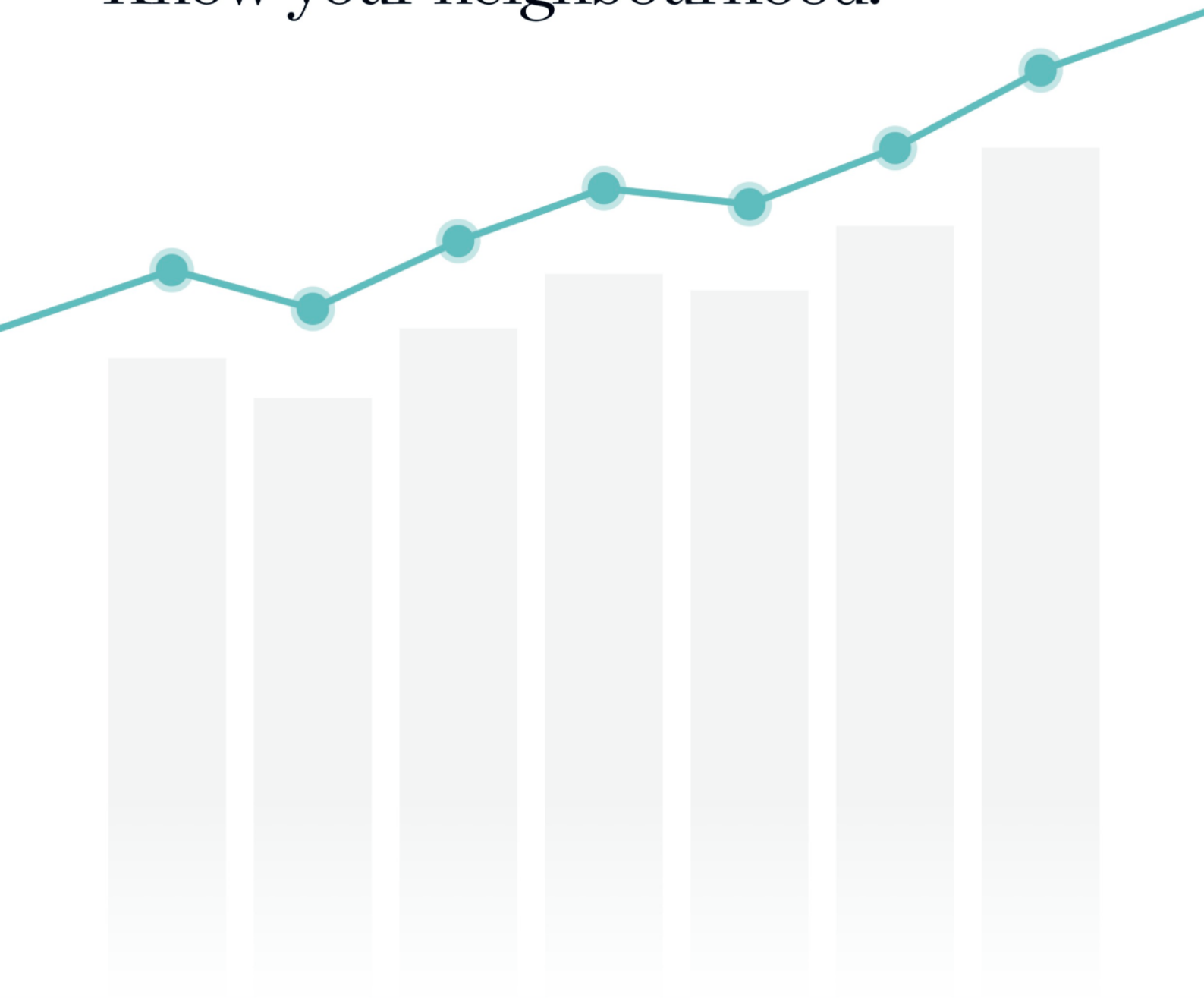


EAST MELBOURNE



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.65m

Quarterly Price Change

-2.66% ↓

Median Unit Price*

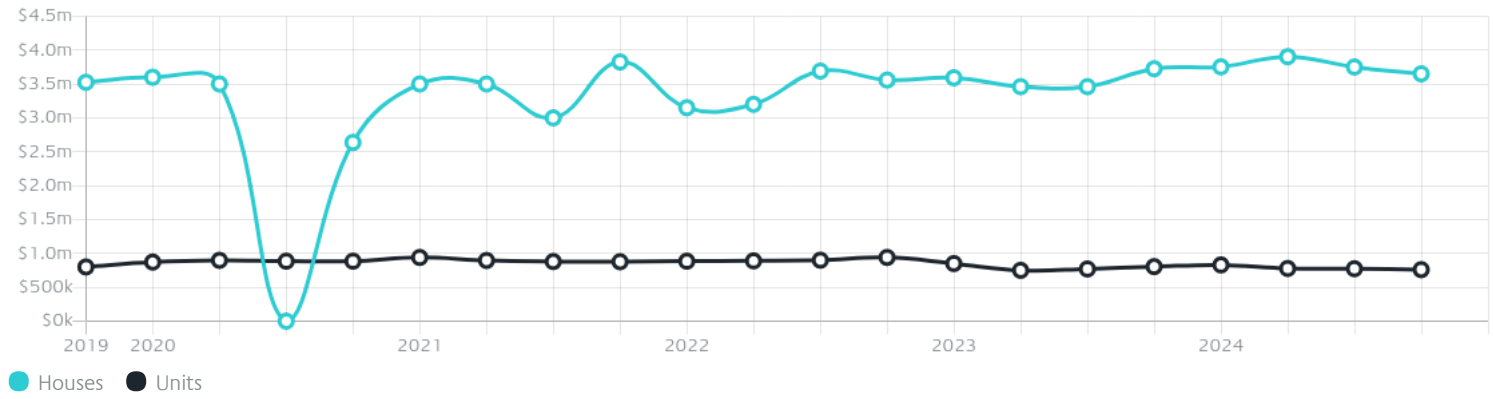
Median

\$760k

Quarterly Price Change

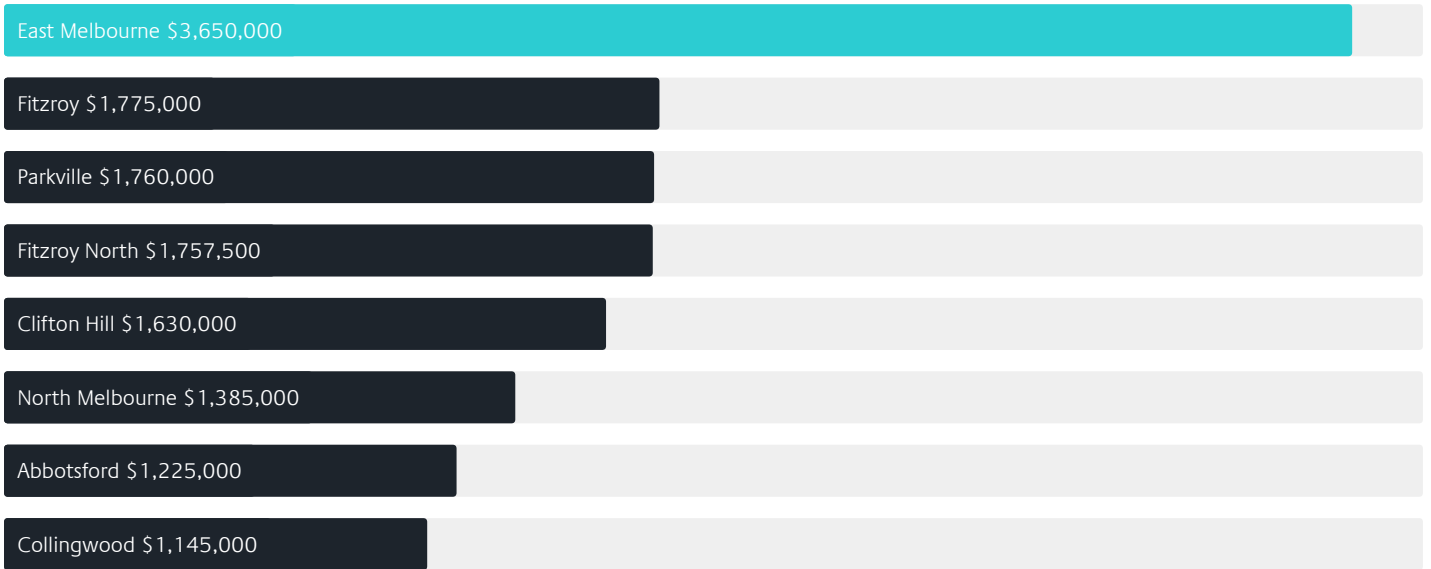
-1.80% ↓

Quarterly Price Change*

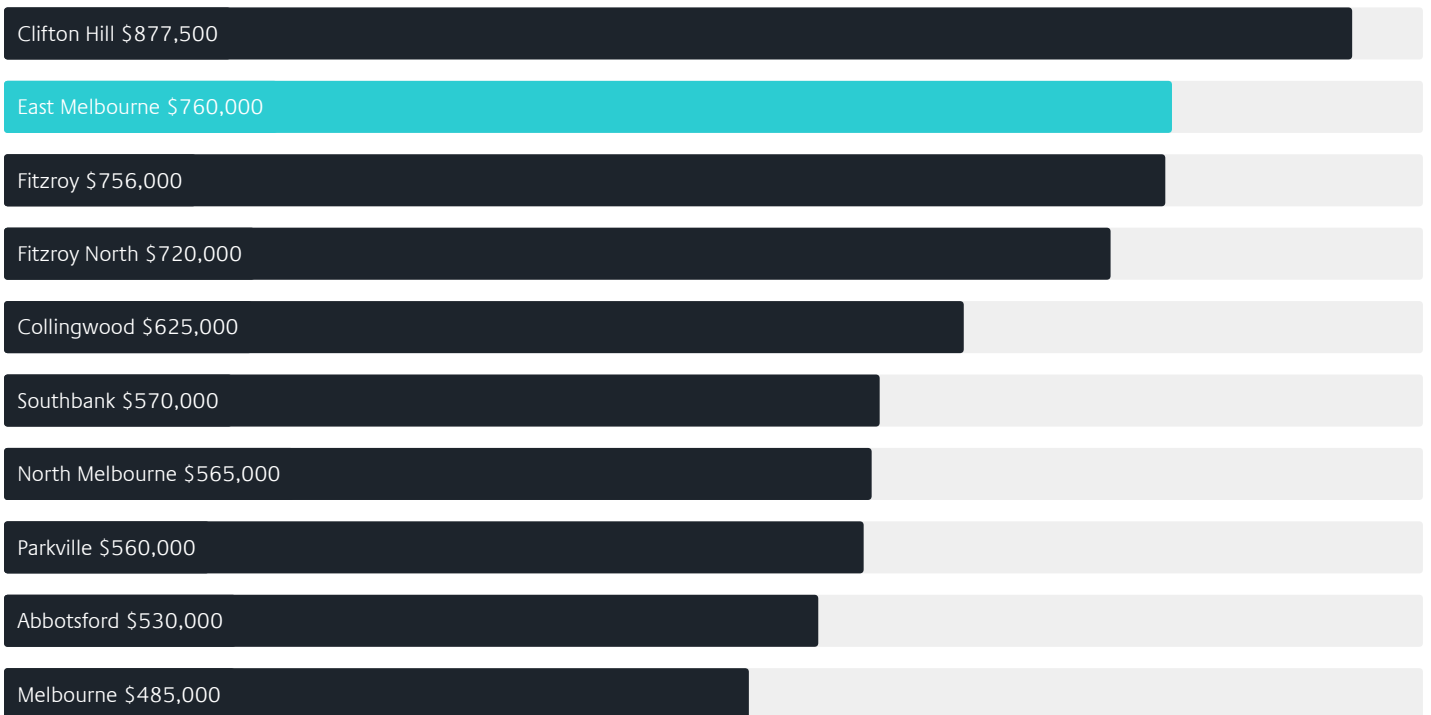


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

34 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[^]






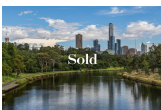






1.8 people

Sold Properties~










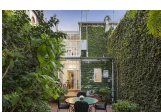


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/179 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
 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
 405/211 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$380,000	24 Dec 2024
 608/150 Clarendon St East Melbourne	2	Apartment	\$5,500,000	17 Dec 2024
 235 Wellington Pde East Melbourne	3	House	\$4,000,000	30 Nov 2024
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 170 Powlett St East Melbourne	3	House	\$1,600,000	16 Nov 2024
 30/155 Powlett St East Melbourne	1	Apartment	\$655,000	16 Nov 2024
 11/53 Grey St East Melbourne	2	Apartment	\$681,000	13 Nov 2024
 G1/36 Clarendon St East Melbourne	3	Flat/Unit/Apartment	\$4,690,000	11 Nov 2024
 819/280 Albert St East Melbourne	2	Apartment	\$2,475,000	11 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1/36 Clarendon St East Melbourne	3	Unit	\$4,690,000	11 Nov 2024
 31/201 Wellington Pde East Melbourne	2	Strata Unit/Flat	\$1,034,999	09 Nov 2024
 68 Grey St East Melbourne	4	House	\$2,500,000	02 Nov 2024
 10P/191 Powlett St East Melbourne	1	Apartment	\$410,000	31 Oct 2024
 106/166 Wellington Pde East Melbourne	1	Apartment	\$400,000	31 Oct 2024
 21/400 Victoria Pde East Melbourne	3	Apartment	\$795,500	30 Oct 2024
 4/35 Powlett St East Melbourne	2	Apartment	\$760,000	26 Oct 2024
 9/53 Grey St EAST MELBOURNE	2	Flat/Unit/Apartment	\$926,000	26 Oct 2024
 9/29 George St East Melbourne	2	Flat/Unit/Apartment	\$523,000	26 Oct 2024
 40 George St East Melbourne	2	House	\$2,000,000	25 Oct 2024
 64A/211 Wellington Pde.S EAST MELBOURNE	2	Apartment	\$737,500	23 Oct 2024
 64/211 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$737,499	23 Oct 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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