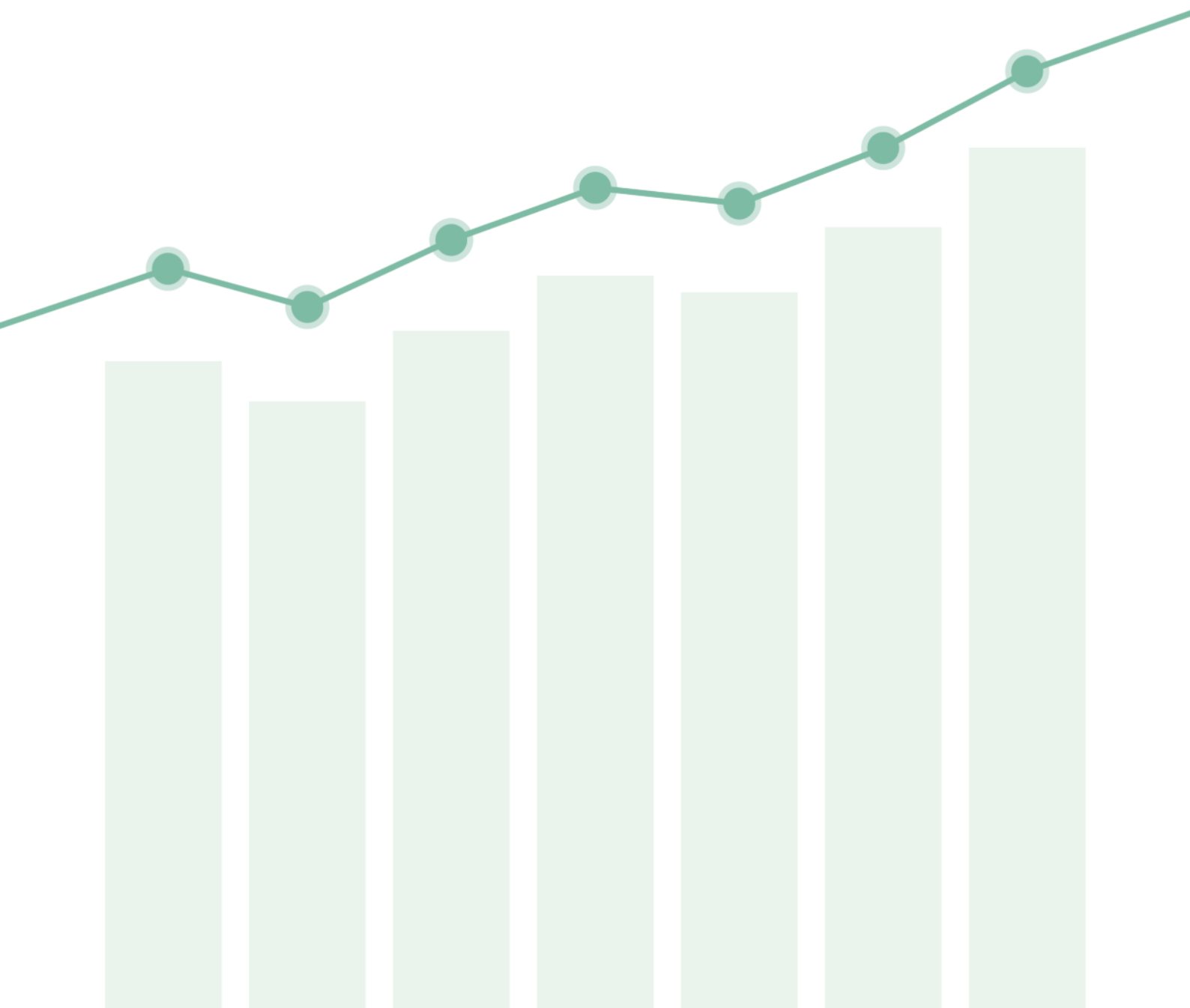


JellisCraig

EAST MELBOURNE

Suburb Report

Know your neighbourhood.



EAST MELBOURNE SUBURB REPORT

Median House Price*

Median

\$3.05m

Quarterly Price Change

-12.23% ↓

Median Unit Price*

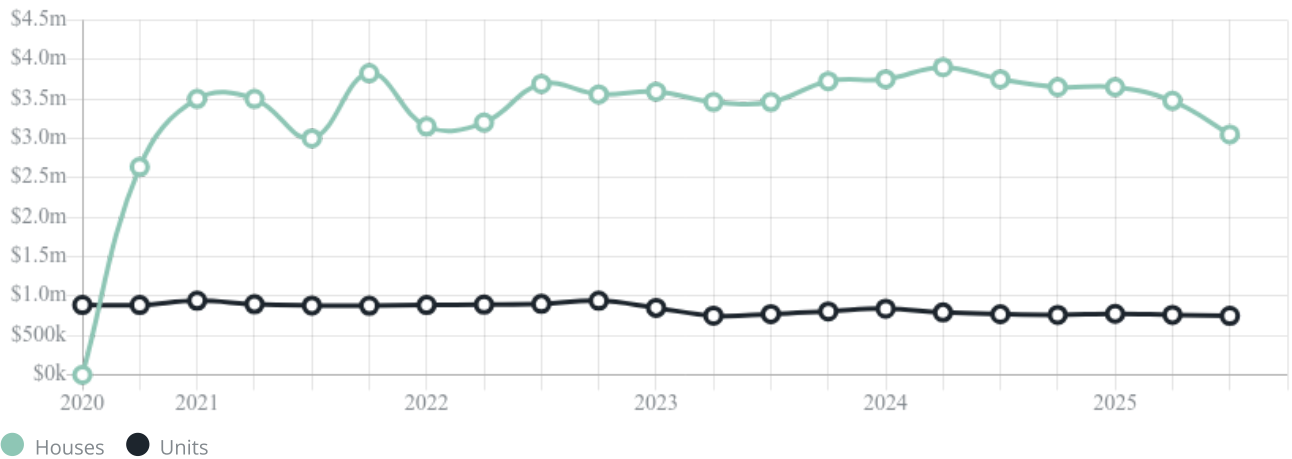
Median

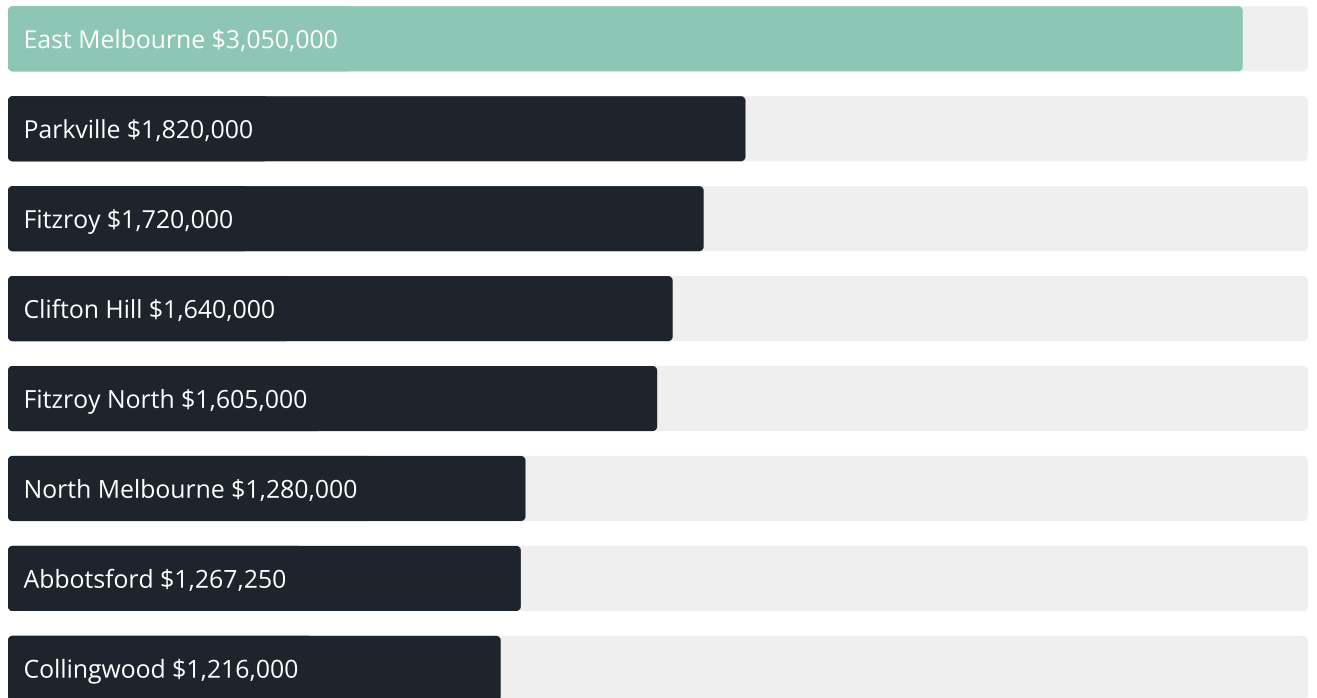
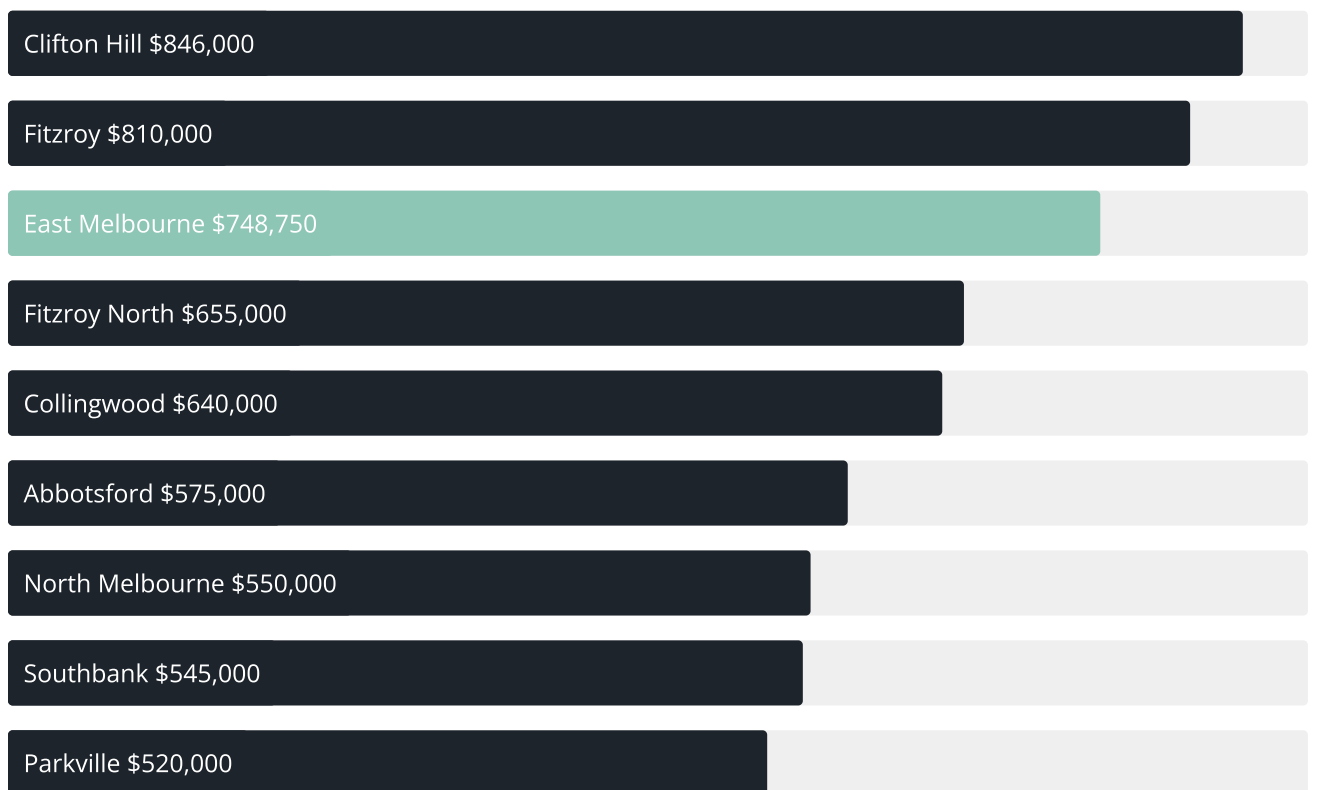
\$749k

Quarterly Price Change

-1.48% ↓

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

EAST MELBOURNE SUBURB REPORT

Sale Method*



● Auction 37%
● Private 63%

Auction Clearance Rate*

40%

Median Days on Market^

35 days

Average Hold Period*

9.8 years

Dwelling Type^



● Houses 3% ● Units 97%

Ownership^



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

Population^

4,896

Median Asking Rent per week*

\$1,100

Population Growth^

-1.37%

Rental Yield*

1.88%

Median Age^

42 years

Median Household Size^

1.8 people

EAST MELBOURNE SUBURB REPORT

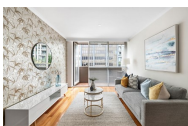
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 49/1 Wellington Cr East Melbourne	3	Apartment	\$1,440,000	22 Oct 2025
 104K/211 Powlett St EAST MELBOURNE	1	Apartment	\$515,000	14 Oct 2025
 205/33 Cliveden Cl East Melbourne	1	Apartment	\$475,000	25 Sep 2025
 715/162 Albert St East Melbourne	2	Apartment	\$592,500	22 Sep 2025
 42 Jolimont Tce East Melbourne	3	House	\$4,420,000	16 Sep 2025
 210/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$450,000	16 Sep 2025
 8/29 Albert St East Melbourne	1	Apartment	\$525,000	11 Sep 2025
 213/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$190,000	09 Sep 2025
 35/1 Wellington Cr East Melbourne	2	Apartment	\$950,000	08 Sep 2025
 208/280 Albert St East Melbourne	1	Flat/Unit/Apartment	\$900,000	03 Sep 2025

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/46 George St East Melbourne	1	Flat/Unit/Apartment	\$1,400,000	28 Aug 2025
 1/46 George St East Melbourne	2	Townhouse	\$1,475,000	27 Aug 2025
 14/190 Albert St East Melbourne	2	Flat/Unit/Apartment	\$960,000	25 Aug 2025
 14A/190 Albert St East Melbourne	2	Apartment	\$960,000	25 Aug 2025
 29/211 Wellington Pde East Melbourne	3	Flat/Unit/Apartment	\$1,580,000	18 Aug 2025
 142 Simpson St East Melbourne	2	House	\$2,250,000	16 Aug 2025
 306/9 Eades St East Melbourne	1	Apartment	\$532,500	15 Aug 2025
 15/211 Wellington Pde East Melbourne	2	Flat/Unit/Apartment	\$1,391,000	14 Aug 2025
 A3/200 Albert St East Melbourne	2	Apartment	\$730,000	10 Aug 2025
 302/133 Jolimont Rd East Melbourne	1	Apartment	\$148,800	02 Aug 2025

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 33/22 Agnes St East Melbourne	2	Apartment	\$982,000	02 Aug 2025
 P2/189 Powlett St East Melbourne	2	Apartment	\$730,000	30 Jul 2025
 16/108 George St East Melbourne	1	Flat/Unit/Apartment	\$585,000	29 Jul 2025
 210/48 Wellington Pde East Melbourne	1	Serviced Apartments/Holiday Units	\$222,500	27 Jul 2025
 62/1 Wellington Cr EAST MELBOURNE	1	Apartment	\$606,500	25 Jul 2025
 9/322 Albert St East Melbourne	3	Apartment	\$1,525,000	22 Jul 2025
 4/66 George St East Melbourne	2	Apartment	\$1,080,000	19 Jul 2025
 9/179 George St East Melbourne	2	Apartment	\$780,000	09 Jul 2025
 3/21 Hotham St East Melbourne	1	Apartment	\$515,000	09 Jul 2025
 609/296 Victoria Pde East Melbourne	2	Apartment	\$1,495,000	07 Jul 2025



Richmond Office
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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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