

JellisCraig

EAST MELBOURNE

Suburb Report

Know your neighbourhood.



EAST MELBOURNE SUBURB REPORT

Median House Price*

Median

\$3.48m

Quarterly Price Change

-4.79% ↓

Median Unit Price*

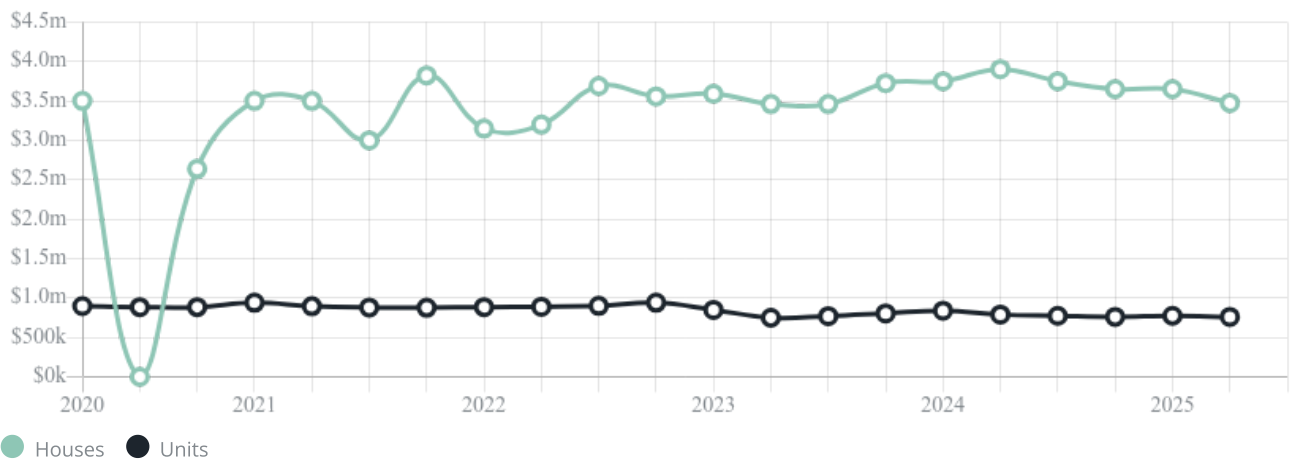
Median

\$760k

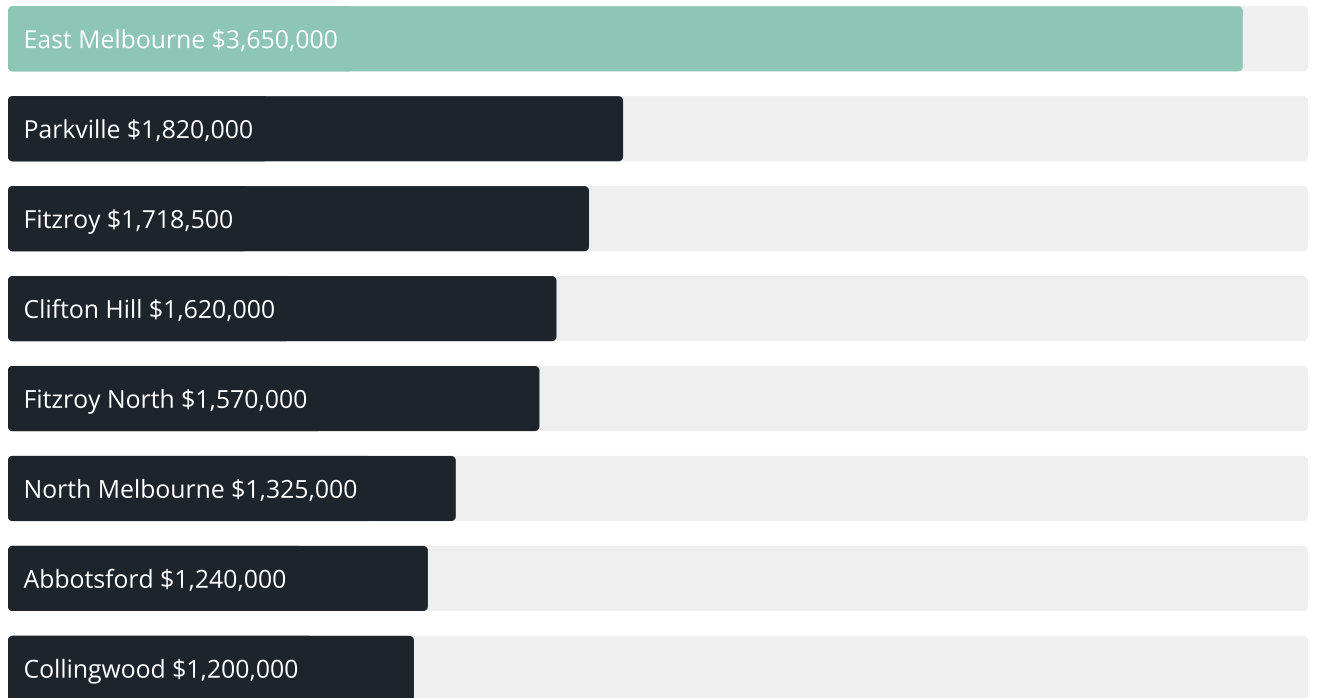
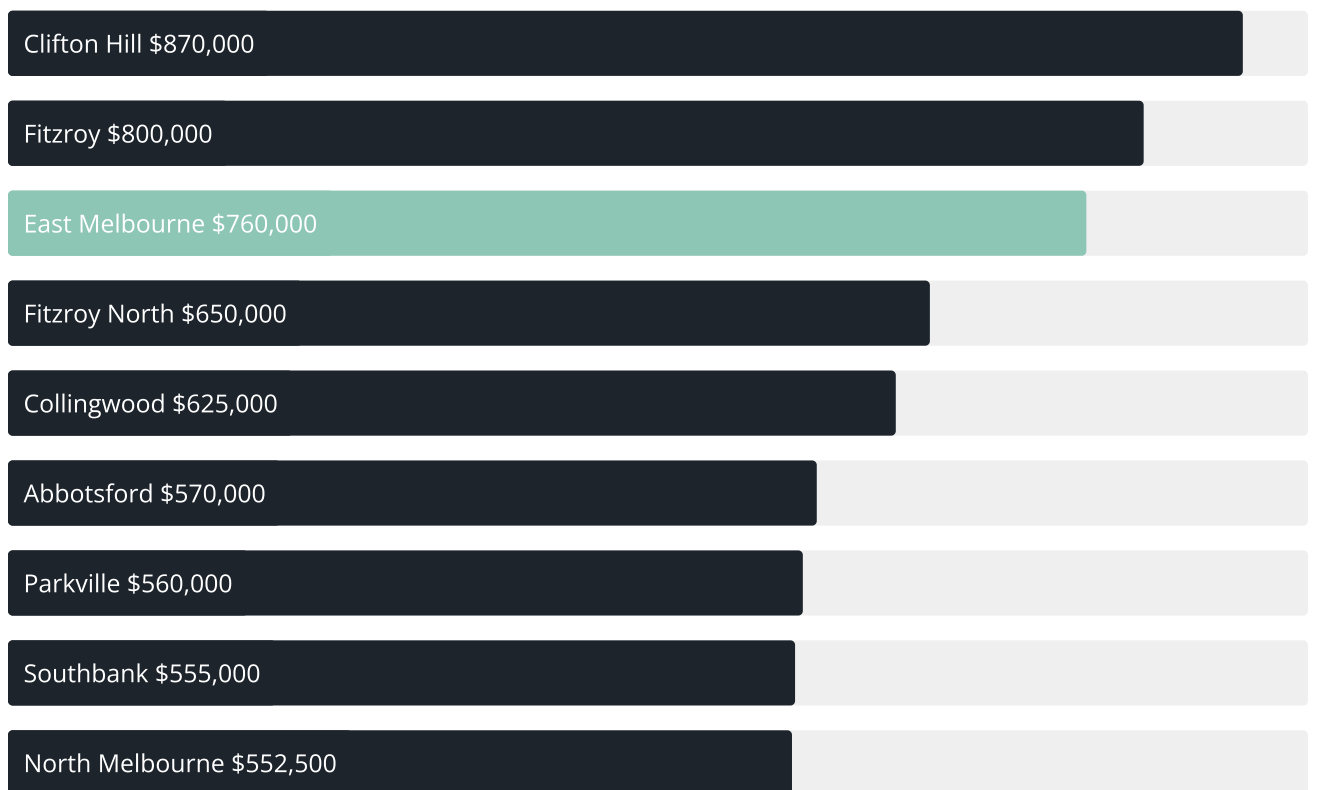
Quarterly Price Change

-1.80% ↓

Quarterly Price Change*



EAST MELBOURNE SUBURB REPORT

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

EAST MELBOURNE SUBURB REPORT

Sale Method*



● Auction 38%
● Private 63%

Auction Clearance Rate*

55.56%

Median Days on Market^

38 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*

\$1,300

Population Growth^

-1.37%

Rental Yield*

1.88%

Median Age^






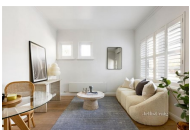

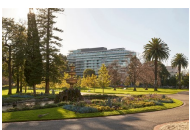


42 years

Median Household Size^











1.8 people

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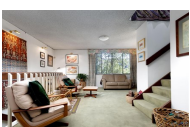
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14A/190 Albert St East Melbourne	2	Apartment	\$960,000	25 Aug 2025
 302/133 Jolimont Rd East Melbourne	1	Apartment	\$148,800	04 Aug 2025
 33/22 Agnes St East Melbourne	2	Apartment	\$982,000	02 Aug 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
 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
 906/1 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$1,300,000	07 Jul 2025
 5/66-68 Gipps St East Melbourne	1	Apartment	\$602,500	05 Jul 2025

EAST MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 132 Simpson St East Melbourne	3	House	\$3,400,000	04 Jul 2025
 807/162 Albert St East Melbourne	2	Flat/Unit/Apartment	\$490,000	03 Jul 2025
 216V/162 Albert St EAST MELBOURNE	2	Apartment	\$519,500	03 Jul 2025
 211/279 Wellington Pde East Melbourne	1	Flat/Unit/Apartment	\$355,000	30 Jun 2025
 4/101 Gipps St East Melbourne	1	Apartment	\$637,000	28 Jun 2025
 511/133 Jolimont Rd East Melbourne	1	Apartment	\$390,000	27 Jun 2025
 P1/201 Powlett St East Melbourne	2	Apartment	\$525,000	26 Jun 2025
 101/201 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$610,000	26 Jun 2025
 621/280 Albert St East Melbourne	2	Flat/Unit/Apartment	\$1,750,000	20 Jun 2025
 303/1 Powlett St East Melbourne	2	Apartment	\$1,040,000	16 Jun 2025

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Address	Bedrooms	Type	Price	Sold
 2/14 Garden Av East Melbourne	2	Apartment	\$930,000	14 Jun 2025
 1233 Hoddle St East Melbourne	2	House	\$1,750,000	12 Jun 2025
 P04P/191 Powlett St EAST MELBOURNE	2	Apartment	\$830,000	06 Jun 2025
 402K/211 Powlett St East Melbourne	2	Apartment	\$720,000	06 Jun 2025
 121 Powlett St East Melbourne	1	House	\$6,100,000	05 Jun 2025
 P4/191 Powlett St East Melbourne	1	Flat/Unit/Apartment	\$820,000	05 Jun 2025
 209/162 Albert St East Melbourne	2	Strata Unit/Flat	\$550,000	04 Jun 2025
 402/211 Powlett St East Melbourne	2	Flat/Unit/Apartment	\$720,000	02 Jun 2025
 1/101 Gipps St East Melbourne	1	Apartment	\$618,500	31 May 2025
 9/110 Albert St East Melbourne	2	Townhouse	\$1,360,000	24 May 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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