

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.02m

Quarterly Price Change

-1.86% ↓

Median Unit Price*

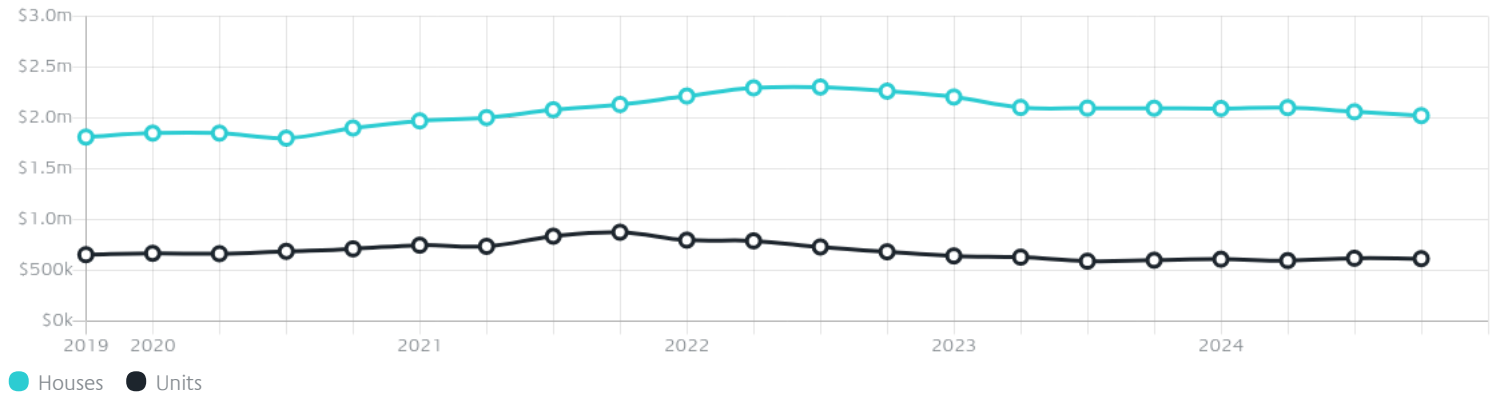
Median

\$615k

Quarterly Price Change

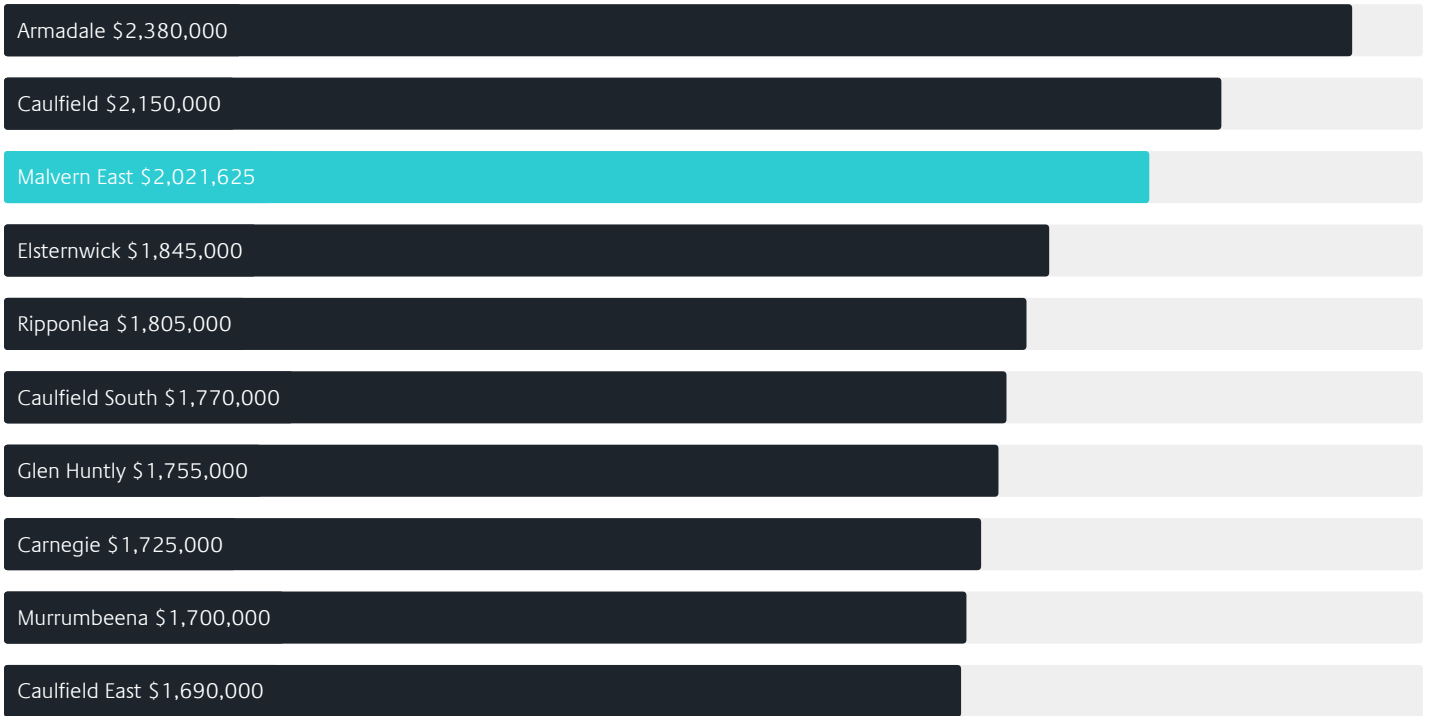
-0.64% ↓

Quarterly Price Change*

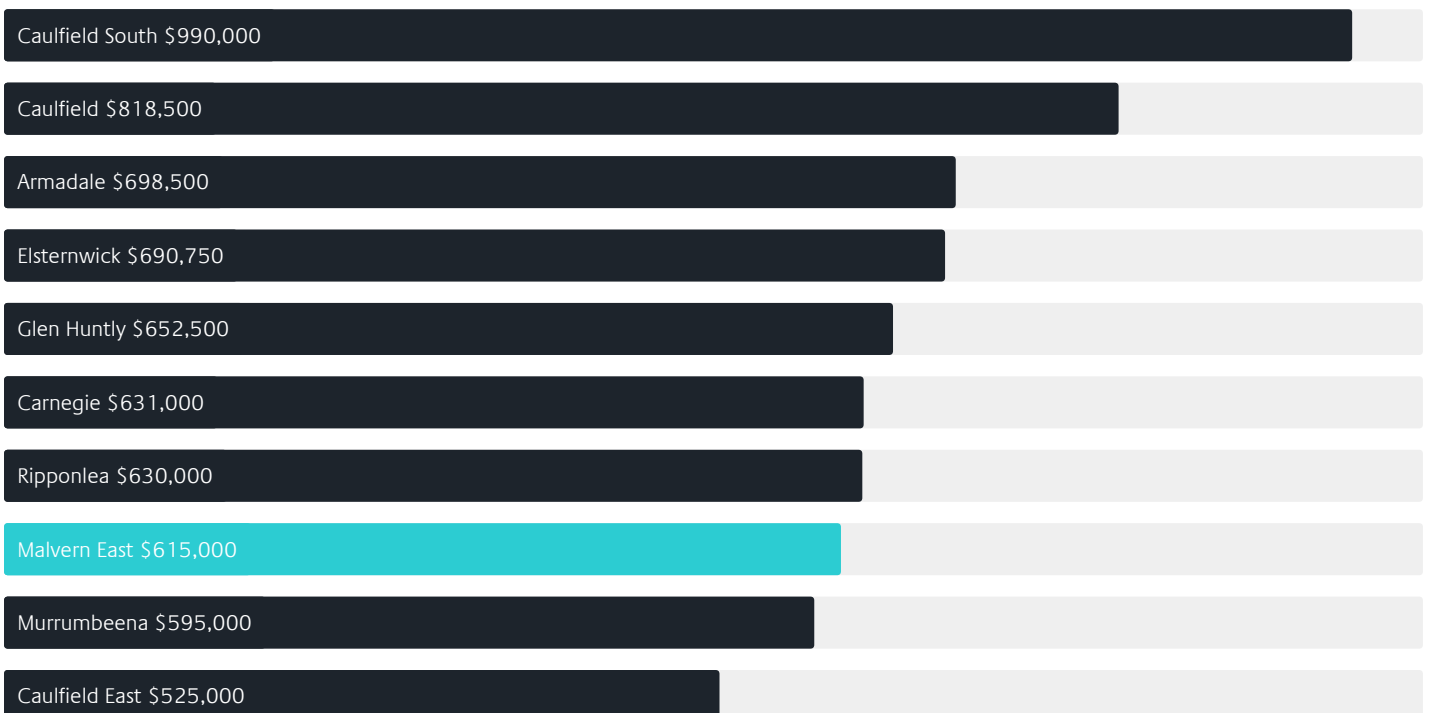


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 69%
● Private 31%

Auction Clearance Rate^{*}

77.27%

Median Days on Market[^]

24 days

Average Hold Period^{*}

7.3 years

Insights

Dwelling Type[^]



● Houses 53% ● Units 47%

Ownership[^]



● Owned Outright 38% ● Mortgaged 34% ● Rented 28%

Population[^]

22,296

Median Asking Rent per week^{*}

\$875

Population Growth[^]

2.71%

Rental Yield^{*}

2.21%

Median Age[^]













38 years

Median Household Size[^]













2.5 people

Sold Properties~










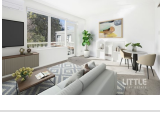


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 94-96 Bowen St Malvern East	3	House	\$2,610,000	29 Mar 2025
 22 Karma Av Malvern East	5	House	\$2,085,000	29 Mar 2025
 2/2 Anfield Ct Malvern East	2	Unit	\$830,000	22 Mar 2025
 602/2a Clarence St Malvern East	1	Apartment	\$295,000	14 Mar 2025
 31 Millewa Av Malvern East	5	House	\$2,000,000	11 Mar 2025
 304/839 Dandenong Rd Malvern East	4	Apartment	\$389,500	05 Mar 2025
 1/102 Darling Rd Malvern East	2	Apartment	\$620,000	01 Mar 2025
 69 Karma Av Malvern East	4	House	\$2,155,000	01 Mar 2025
 18 Thurso St Malvern East	3	House	\$1,524,000	01 Mar 2025
 5/1810 Malvern Rd MALVERN EAST	3	Townhouse	\$960,000	25 Feb 2025
 1/16 Repton Rd Malvern East	1	House	\$800,000	22 Feb 2025
 46 Paxton St Malvern East	3	House	\$1,940,000	22 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 8a Anderson St Malvern East	3	House	\$2,326,000	22 Feb 2025
 2/1a Washington Av Malvern East	1	Unit	\$500,000	22 Feb 2025
 175 Manning Rd Malvern East	3	Townhouse	\$1,800,000	19 Feb 2025
 68b Emo Rd Malvern East	3	House	\$1,580,000	15 Feb 2025
 4/30 Oak Gr Malvern East	1	Apartment	\$260,000	13 Feb 2025
 367 Wattleree Rd Malvern East	4	House	\$2,420,000	12 Feb 2025
 4/646 Warrigal Rd Malvern East	3	Townhouse	\$850,000	11 Feb 2025
 551 Waverley Rd Malvern East	4	House	\$2,000,221	09 Feb 2025
 5 Ivanhoe Gr Malvern East	3	House	\$1,323,000	08 Feb 2025
 21 Washington Av Malvern East	2	House	\$2,002,000	08 Feb 2025
 202/5 Winton Rd Malvern East	2	Strata Unit/Flat	\$600,000	06 Feb 2025
 109/12 Illowa St Malvern East	1	Apartment	\$378,000	04 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 401 / 1a Finch St Malvern East	3	Strata Unit / Flat	\$510,000	31 Jan 2025
 204 / 226 Waverley Rd Malvern East	1	Apartment	\$377,000	30 Jan 2025
 3 / 25 The Avenue Malvern East	1	Apartment	\$298,000	24 Jan 2025
 10 Millewa Av Malvern East	3	House	\$1,680,000	21 Jan 2025
 5 / 951 Dandenong Rd Malvern East	1	Strata Unit / Flat	\$345,000	15 Jan 2025
 15 / 1023 Dandenong Rd Malvern East	1	Strata Unit / Flat	\$120,000	14 Jan 2025
 6 / 120 Darling Rd MALVERN EAST	2	Flat / Unit / Apartment	\$620,000	13 Jan 2025
 20 / 2a Bates St Malvern East	1	Apartment	\$290,000	10 Jan 2025
 6 / 30 Oak Gr MALVERN EAST	1	Strata Unit / Flat	\$240,000	06 Jan 2025
 7 / 8 Burke Rd Malvern East	2	Apartment	\$460,000	04 Jan 2025
 2 / 2015 Malvern Rd Malvern East	3	House	\$1,067,000	02 Jan 2025
 305 / 803 Dandenong Rd Malvern East	1	Strata Unit / Flat	\$350,000	27 Dec 2024



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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