

JellisCraig

MALVERN EAST

Suburb Report

Know your neighbourhood.



MALVERN EAST SUBURB REPORT

Median House Price*

Median

\$2.06m

Quarterly Price Change

-1.08% ↓

Median Unit Price*

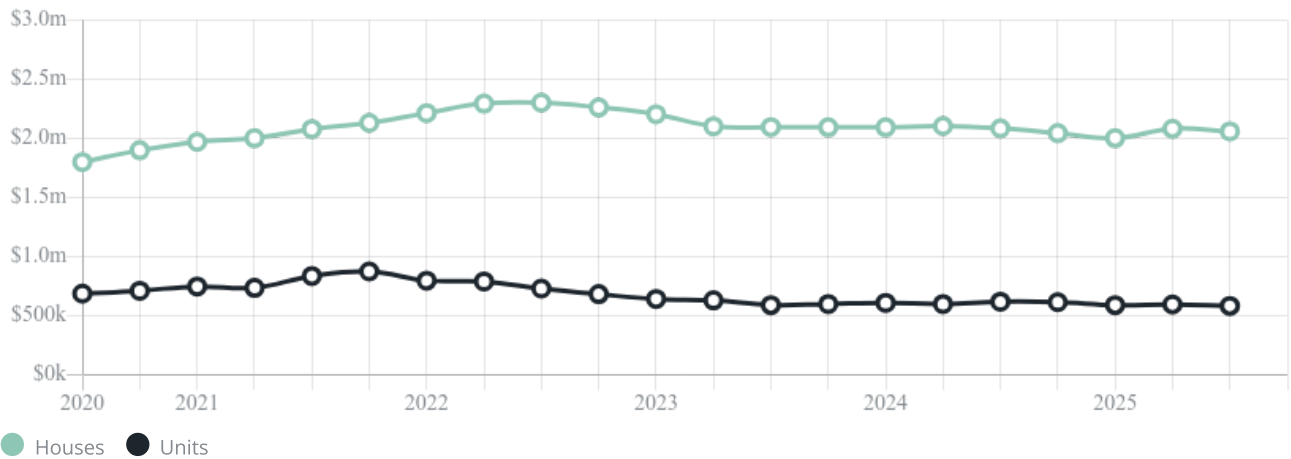
Median

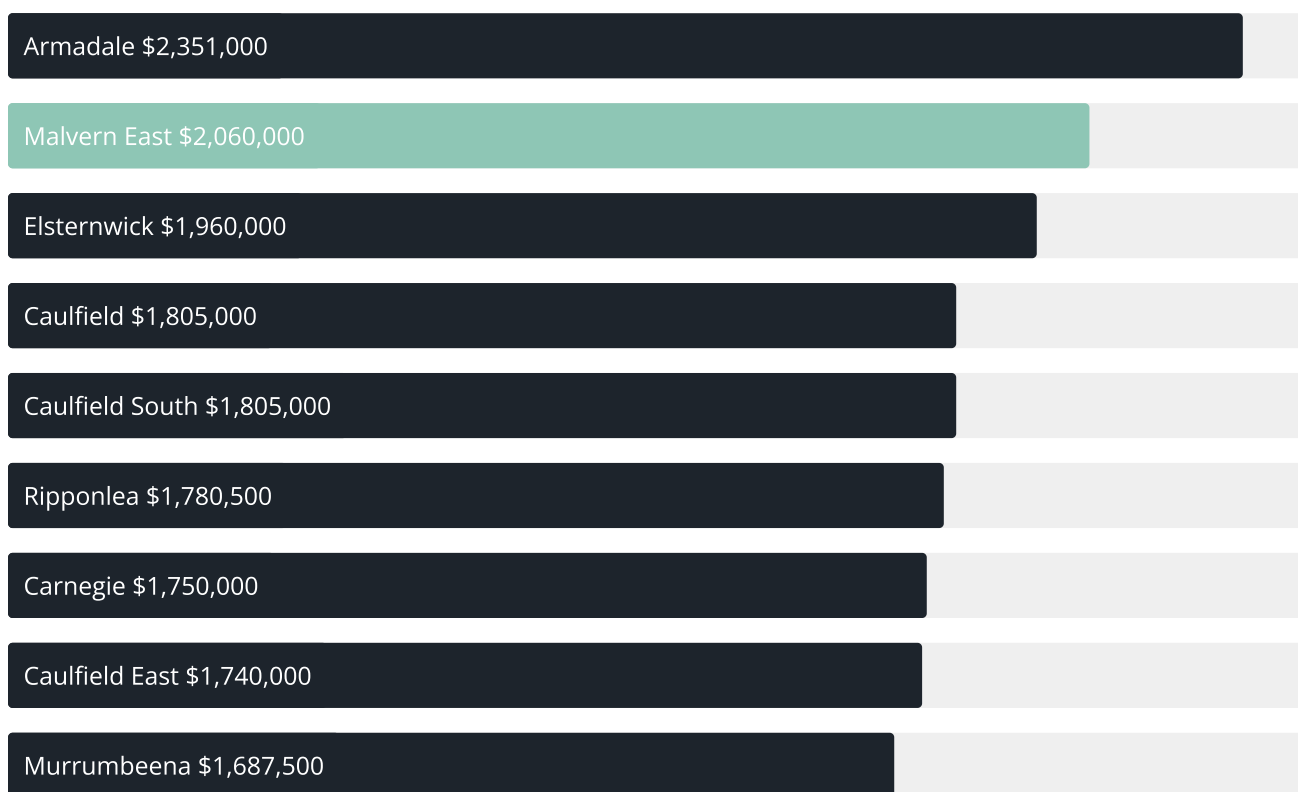
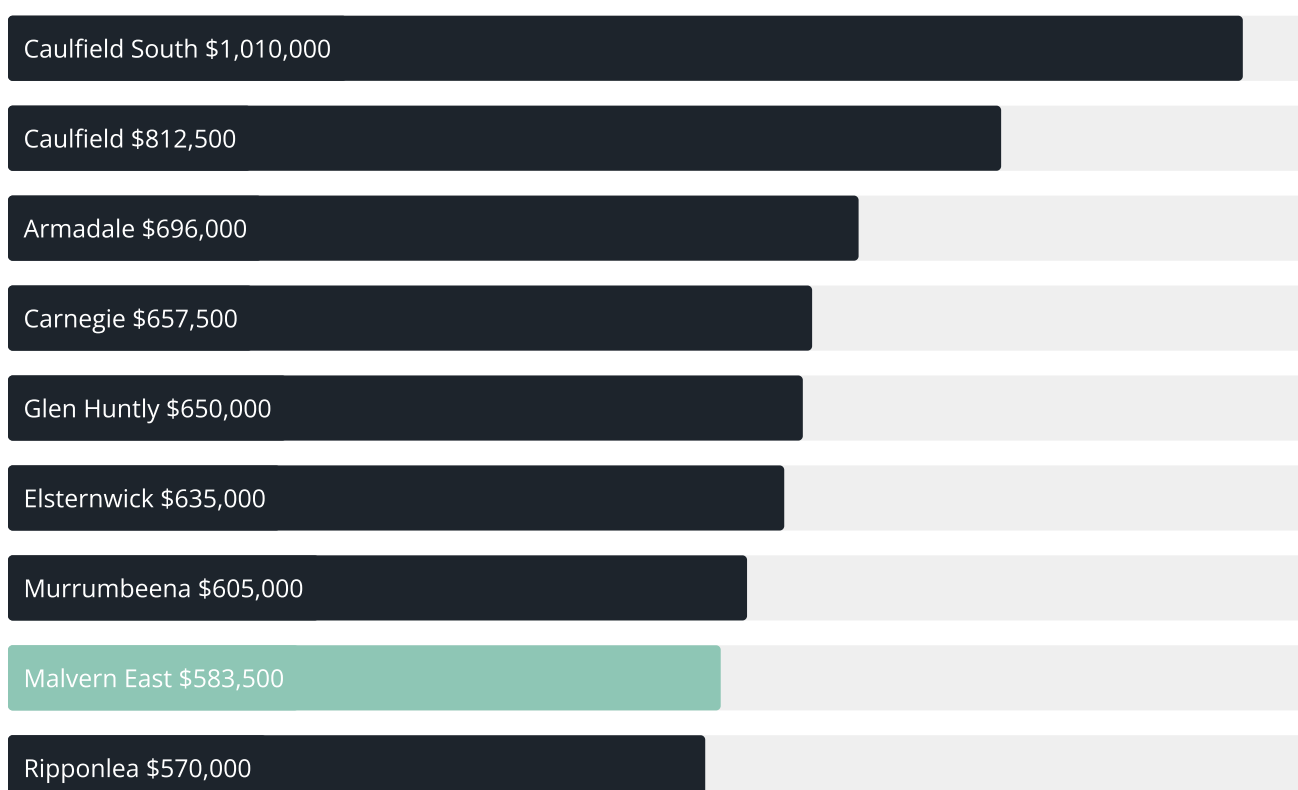
\$584k

Quarterly Price Change

-1.93% ↓

Quarterly Price Change*



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

MALVERN EAST SUBURB REPORT

Sale Method*



● Auction 64%
● Private 36%

Auction Clearance Rate*

82.76%

Median Days on Market^

25 days

Average Hold Period*

7.3 years

Dwelling Type^



● Houses 53% ● Units 47%

Ownership^



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

Population^

22,296

Median Asking Rent per week*

\$825

Population Growth^

2.71%

Rental Yield*

2.21%

Median Age^

38 years

Median Household Size^

2.5 people

MALVERN EAST SUBURB REPORT

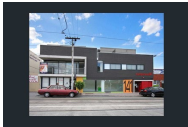
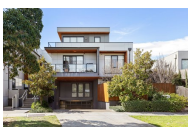
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/50 Grant St Malvern East	3	Unit	\$1,500,000	29 Nov 2025
 4/112 Burke Rd Malvern East	3	House	\$2,130,000	29 Nov 2025
 5/6 Langville Ct Malvern East	2	Apartment	\$710,000	29 Nov 2025
 7/1 Wilton Vale Cr MALVERN EAST	2	Unit	\$910,000	22 Nov 2025
 5/1207 Dandenong Rd Malvern East	1	Apartment	\$443,000	22 Nov 2025
 4 Boardman St Malvern East	5	House	\$1,430,000	22 Nov 2025
 103/12 Illowa St Malvern East	2	Apartment	\$605,000	21 Nov 2025
 4/1a Washington Av Malvern East	1	Unit	\$500,000	19 Nov 2025
 35 Bruce St Malvern East	4	House	\$1,880,000	15 Nov 2025
 512/801 Dandenong Rd Malvern East	2	Apartment	\$447,000	13 Nov 2025

MALVERN EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/1 Burke Rd Malvern East	4	Townhouse	\$1,106,000	12 Nov 2025
 G5/1399 Dandenong Rd Malvern East	2	Apartment	\$740,000	02 Nov 2025
 722 Waverley Rd Malvern East	4	House	\$1,300,000	30 Oct 2025
 14/92 Waverley Rd Malvern East	2	Apartment	\$500,000	27 Oct 2025
 2063 Malvern Rd Malvern East	4	House	\$2,400,000	27 Oct 2025
 37 Anderson St Malvern East	3	House	\$2,490,000	25 Oct 2025
 35 Nirvana Av Malvern East	4	House	\$2,860,000	25 Oct 2025
 115/75 Darling Rd Malvern East	1	Unit	\$128,000	24 Oct 2025
 24/92 Waverley Rd Malvern East	1	Apartment	\$330,000	23 Oct 2025
 205/60 Belgrave Rd Malvern East	2	Apartment	\$606,000	22 Oct 2025

MALVERN EAST SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/36 Manning Rd Malvern East	3	Townhouse	\$828,000	18 Oct 2025
 17 Manning Rd MALVERN EAST	5	House	\$11,300,000	15 Oct 2025
 107/141 Waverley Rd Malvern East	1	Apartment	\$125,000	14 Oct 2025
 3/3 Bates St Malvern East	2	Apartment	\$940,000	12 Oct 2025
 5 Bellevue Av Malvern East	5	House	\$2,100,000	04 Oct 2025
 3/13-15 Baker St Malvern East	2	Unit	\$1,075,000	04 Oct 2025
 31 Abbotsford Av Malvern East	2	House	\$1,390,000	04 Oct 2025
 3/13 Baker St Malvern East	2	Flat/Unit/Apartment	\$1,075,000	04 Oct 2025
 16/12-16 Carrum St Malvern East	2	Apartment	\$565,000	03 Oct 2025
 16/16 Carrum St Malvern East	2	Strata Unit/Flat	\$565,000	03 Oct 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.