

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.02m

Quarterly Price Change

-1.86% ↓

Median Unit Price*

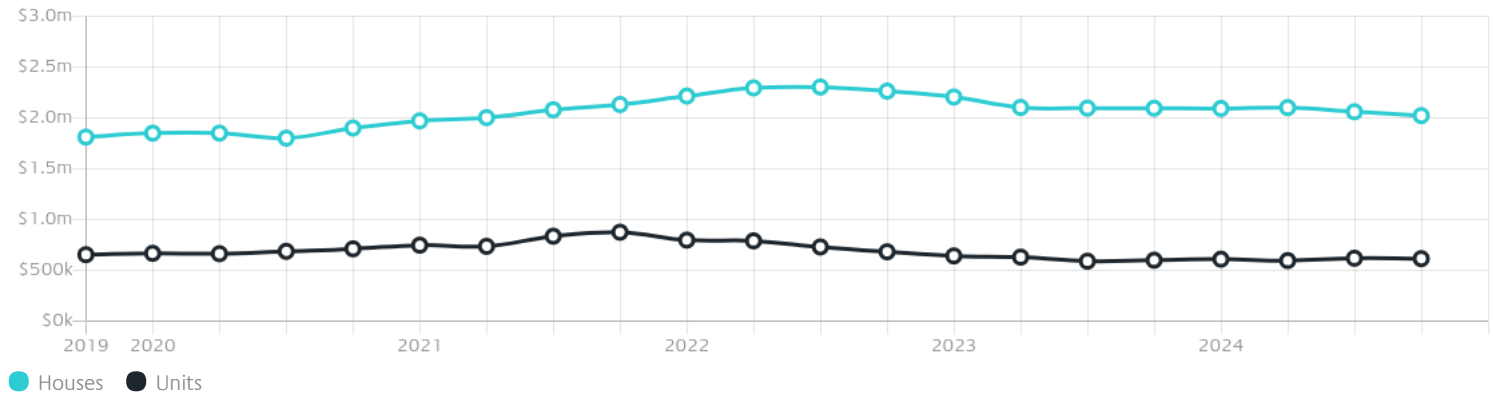
Median

\$615k

Quarterly Price Change

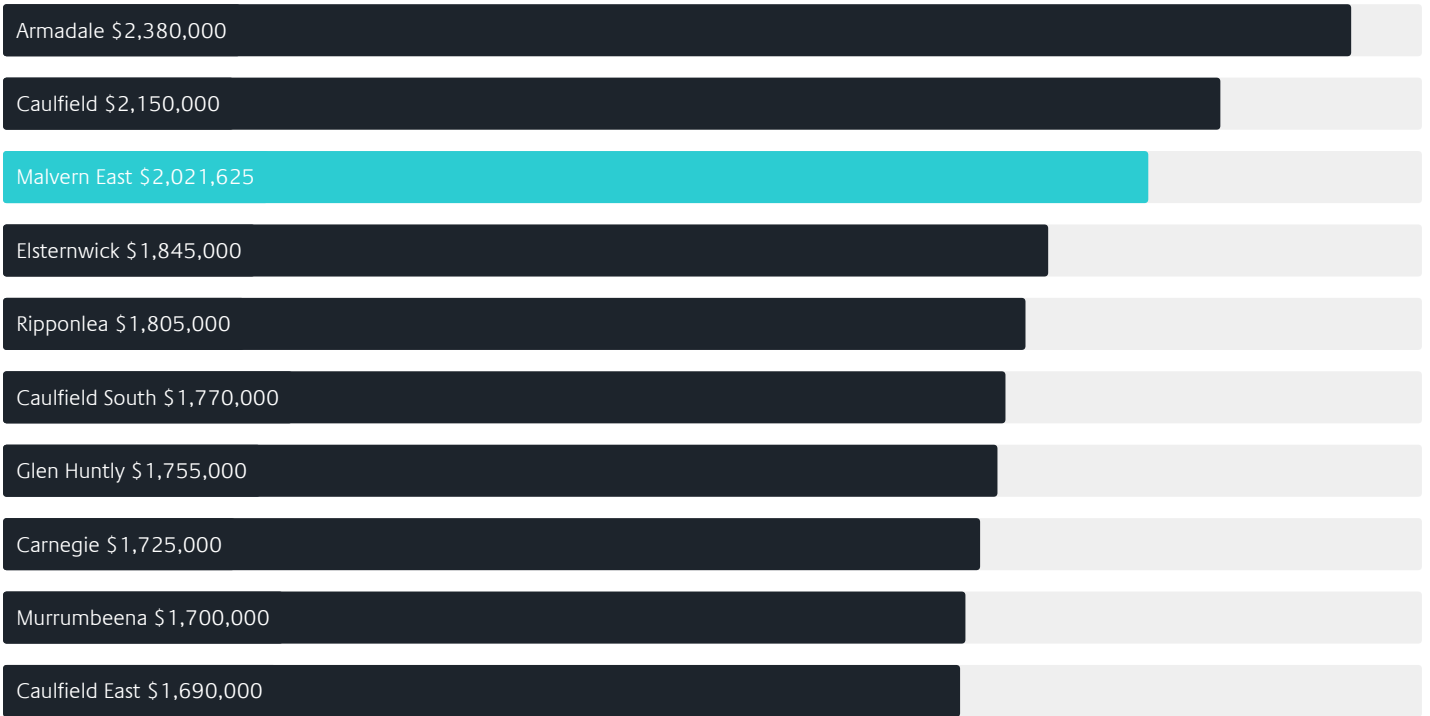
-0.64% ↓

Quarterly Price Change*

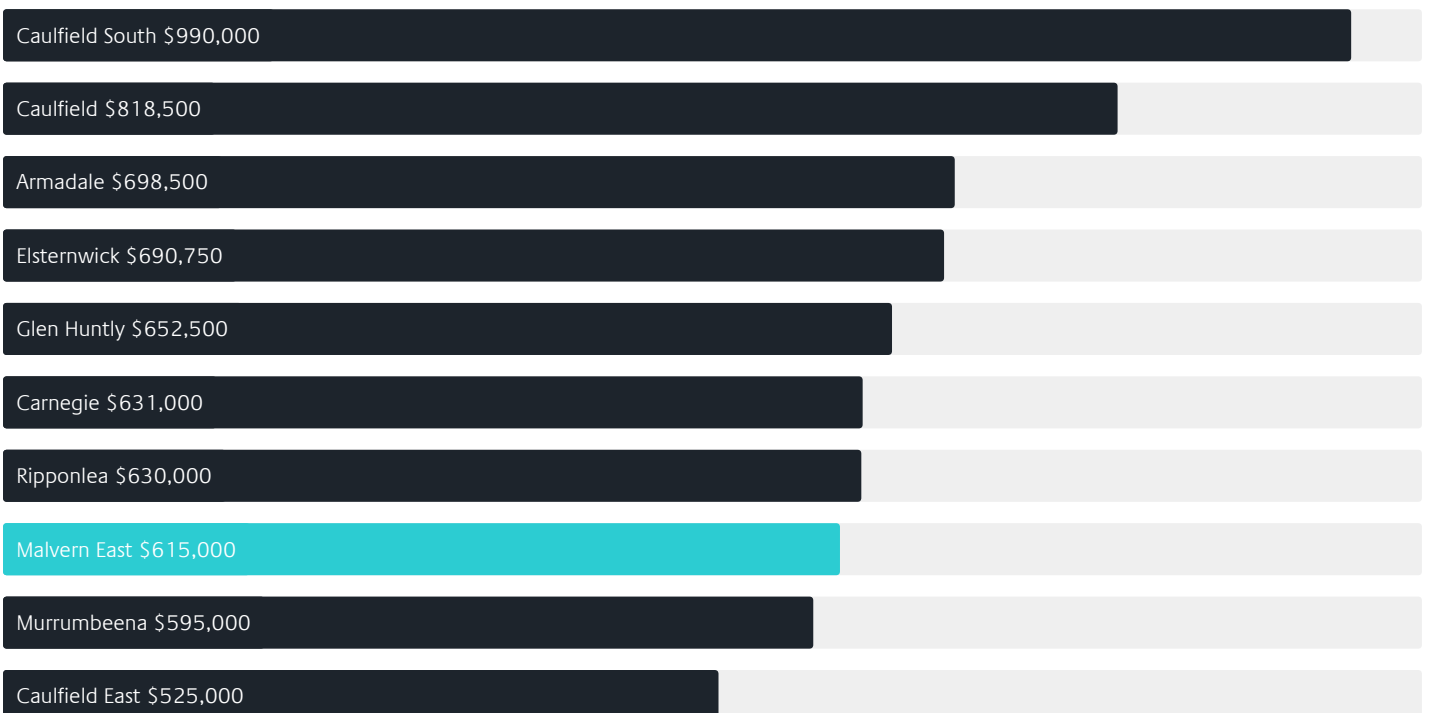


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 63%
● Private 38%

Auction Clearance Rate^{*}

69.23%

Median Days on Market[^]

26 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[^]







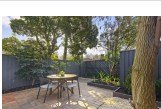

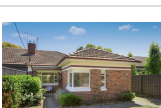


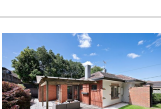
38 years

Median Household Size[^]











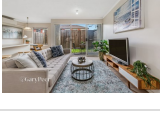

2.5 people

Sold Properties~









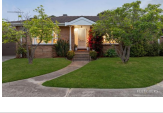
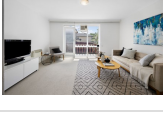


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  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 |
|  7/8 Burke Rd Malvern East | 2 | Apartment | \$460,000 | 04 Jan 2025 |
|  105/84 Burke Rd Malvern East | 2 | Apartment | \$583,500 | 20 Dec 2024 |
|  341 Waverley Rd MALVERN EAST | 4 | House | \$1,900,000 | 17 Dec 2024 |
|  213/60 Waverley Rd Malvern East | 2 | Apartment | \$210,000 | 16 Dec 2024 |
|  1/39 Tooronga Rd Malvern East | 1 | Apartment | \$445,000 | 14 Dec 2024 |
|  5/4-6 Paxton St Malvern East | 2 | Unit | \$1,040,000 | 14 Dec 2024 |
|  449 Waverley Rd Malvern East | 3 | House | \$940,000 | 13 Dec 2024 |
|  535 Waverley Rd Malvern East | 3 | House | \$1,370,000 | 12 Dec 2024 |
|  205/9 Camira St Malvern East | 2 | Apartment | \$730,000 | 11 Dec 2024 |
|  1a Dene Av Malvern East | 3 | House | \$1,820,000 | 07 Dec 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  405/60 Belgrave Rd Malvern East | 3 | Apartment | \$739,000 | 06 Dec 2024 |
|  7/78 Paxton St Malvern East | 2 | Strata Unit/Flat | \$1,010,000 | 06 Dec 2024 |
|  2/30 Oak Gr Malvern East | 1 | Apartment | \$245,000 | 05 Dec 2024 |
|  3/1021 Dandenong Rd Malvern East | 3 | Townhouse | \$910,000 | 05 Dec 2024 |
|  2/10 Ferncroft Av Malvern East | 2 | Unit | \$850,000 | 04 Dec 2024 |
|  69 Tooronga Rd Malvern East | 3 | House | \$1,705,000 | 04 Dec 2024 |
|  4 Findon St Malvern East | 3 | House | \$1,960,000 | 30 Nov 2024 |
|  5 Arcadia Av Malvern East | 3 | House | \$1,141,800 | 28 Nov 2024 |
|  13 Central Park Rd Malvern East | 4 | House | \$3,550,000 | 24 Nov 2024 |
|  8/7 Ferncroft Av Malvern East | 2 | Unit | \$732,000 | 23 Nov 2024 |
|  23/997 Dandenong Rd Malvern East | 2 | Apartment | \$430,000 | 23 Nov 2024 |
|  59 Karma Av MALVERN EAST | 4 | House | \$2,540,000 | 23 Nov 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  15 Turner St Malvern East | 3 | House | \$2,500,000 | 23 Nov 2024 |
|  101/12 Camira St Malvern East | 2 | Apartment | \$670,000 | 22 Nov 2024 |
|  6 Washington Av Malvern East | 4 | House | \$2,400,000 | 21 Nov 2024 |
|  1/6 Goode St Malvern East | 3 | Unit | \$1,420,000 | 19 Nov 2024 |
|  453 Waverley Rd Malvern East | 3 | House | \$1,475,000 | 19 Nov 2024 |
|  1/37-39 Waverley Rd Malvern East | 3 | Unit | \$900,000 | 16 Nov 2024 |
|  18 Wattle Gr Malvern East | 4 | House | \$2,370,000 | 16 Nov 2024 |
|  5/50-52 Tennyson St Malvern East | 2 | Apartment | \$665,000 | 16 Nov 2024 |
|  2/1 Belgrave Rd Malvern East | 2 | Unit | \$990,000 | 15 Nov 2024 |
|  9/22 Fisher St Malvern East | 2 | Apartment | \$525,000 | 13 Nov 2024 |
|  105/1443 Dandenong Rd Malvern East | 2 | Apartment | \$540,503 | 12 Nov 2024 |
|  15/800 Warrigal Rd Malvern East | 1 | Strata Unit/Flat | \$365,000 | 11 Nov 2024 |



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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