

**Jellis  
Craig**



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.06m**

Quarterly Price Change

**-1.95% ↓**

## Median Unit Price\*

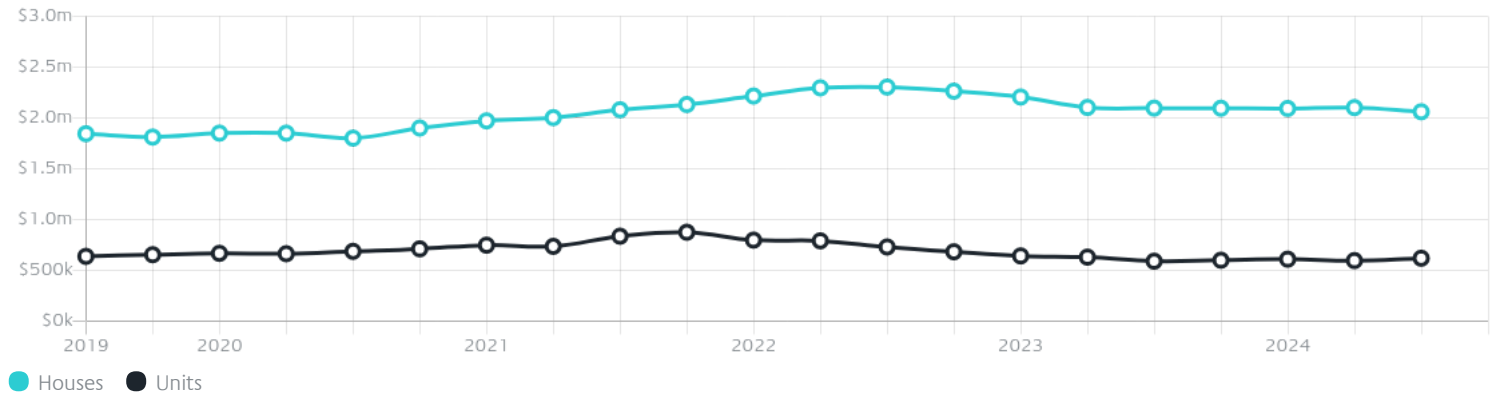
Median

**\$619k**

Quarterly Price Change

**3.81% ↑**

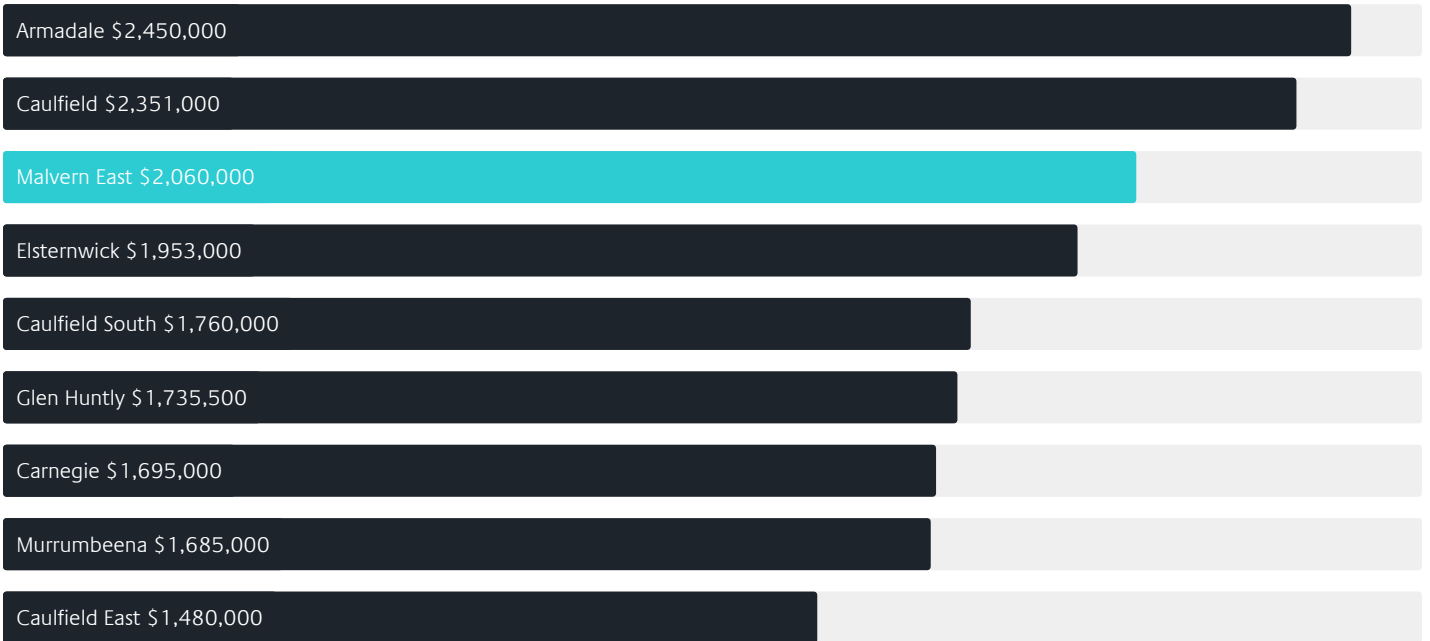
## Quarterly Price Change\*



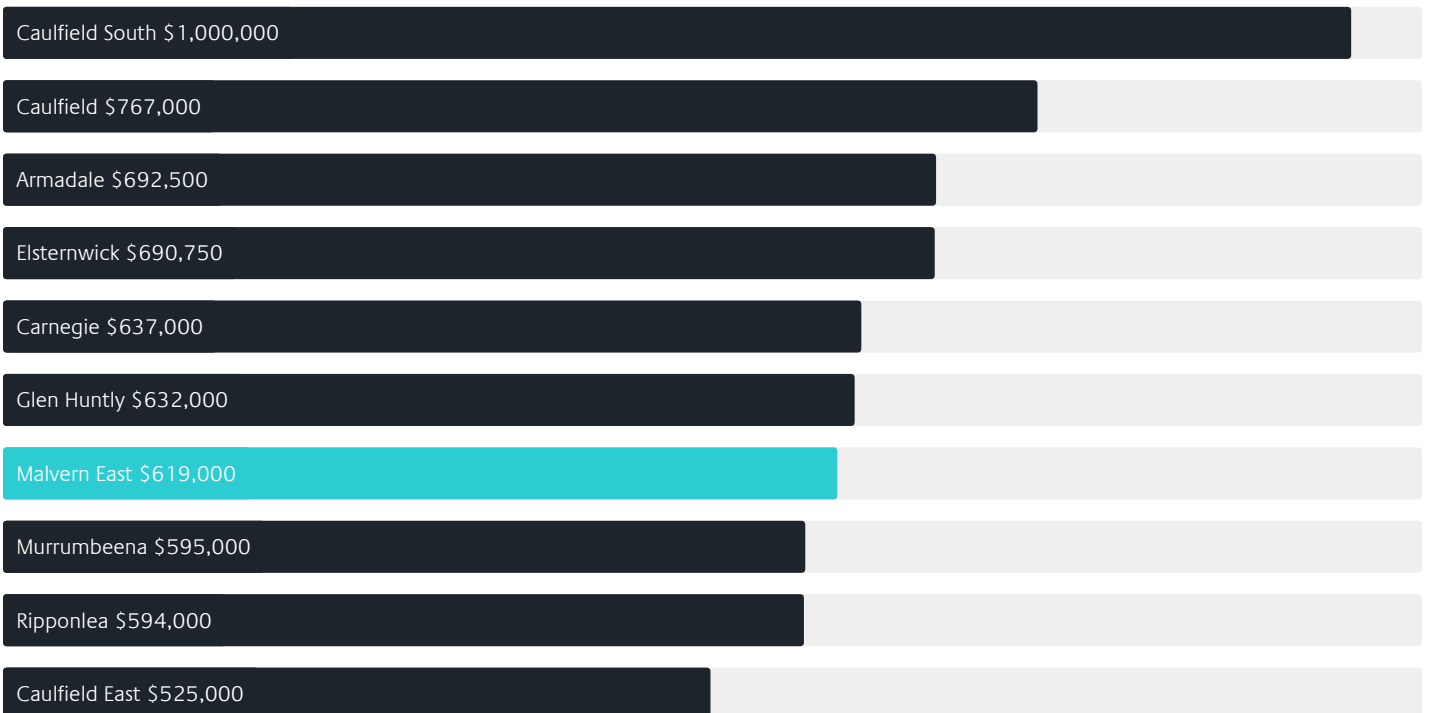
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 66%  
● Private 34%

## Auction Clearance Rate<sup>\*</sup>

72.04%

## Median Days on Market<sup>^</sup>

26 days

## Average Hold Period<sup>\*</sup>

7.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 53% ● Units 47%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

22,296

## Median Asking Rent per week<sup>\*</sup>

\$875

## Population Growth<sup>^</sup>

2.71%

## Rental Yield<sup>\*</sup>

2.21%

## Median Age<sup>^</sup>










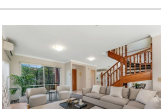
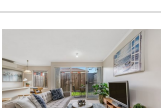
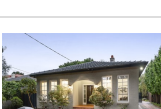
38 years

## Median Household Size<sup>^</sup>










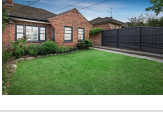


2.5 people

# 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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 5 /4-6 Paxton St Malvern East	2	Unit	\$1,040,000	14 Dec 2024
 1 /39 Tooronga Rd Malvern East	1	Apartment	\$445,000	14 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
 405 /60 Belgrave Rd Malvern East	3	Apartment	\$739,000	06 Dec 2024
 3 /1021 Dandenong Rd Malvern East	3	Townhouse	\$910,000	05 Dec 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
 1/37-39 Waverley Rd Malvern East	3	Unit	\$900,000	16 Nov 2024
 5/50-52 Tennyson St Malvern East	2	Apartment	\$665,000	16 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
 214/839 Dandenong Rd Malvern East	1	Apartment	\$300,000	09 Nov 2024
 29a Washington Av Malvern East	3	House	\$1,558,000	09 Nov 2024
 63 Ardrie Rd Malvern East	3	House	\$1,800,000	09 Nov 2024
 24 Ellison St Malvern East	2	House	\$1,187,500	07 Nov 2024
 205/226 Waverley Rd Malvern East	1	Apartment	\$345,000	30 Oct 2024
 26 Serrell St Malvern East	2	House	\$1,631,500	28 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 46 Washington Av Malvern East	4	House	\$2,379,000	27 Oct 2024
 2/24 Durward Rd Malvern East	3	Townhouse	\$1,041,000	27 Oct 2024
 1/4 Wynyeh St Malvern East	3	Townhouse	\$1,479,000	26 Oct 2024
 15 Abbotsford Av Malvern East	5	House	\$2,320,000	26 Oct 2024
 3 Arcadia Av Malvern East	3	House	\$1,172,500	26 Oct 2024
 23 Emo Rd Malvern East	3	House	\$2,110,000	26 Oct 2024
 122/75 Darling Rd Malvern East	1	Apartment	\$120,000	23 Oct 2024
 118/60 Waverley Rd Malvern East	1	Studio Apartment	\$118,100	22 Oct 2024
 304/803 Dandenong Rd Malvern East	2	Apartment	\$465,000	21 Oct 2024
 385 Waverley Rd Malvern East	3	House	\$1,200,000	19 Oct 2024
 18 Alma St Malvern East	5	House	\$2,475,000	19 Oct 2024
 208/141 Waverley Rd Malvern East	1	Apartment	\$110,000	15 Oct 2024



Please contact your local Jellis Craig office

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 06/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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