

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.00m

Quarterly Price Change

-2.00% ↓

Median Unit Price*

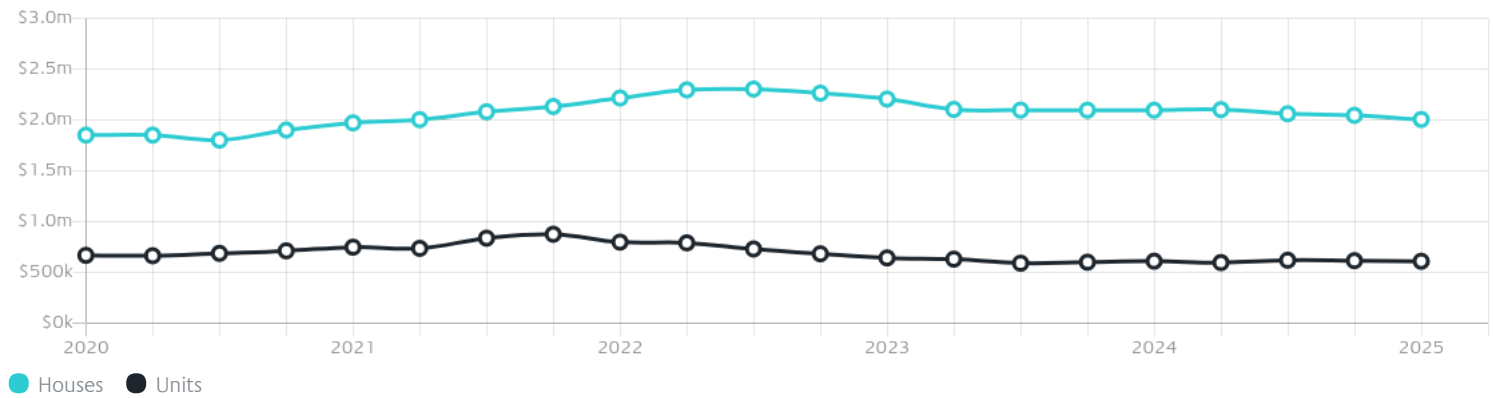
Median

\$609k

Quarterly Price Change

-0.97% ↓

Quarterly Price Change*

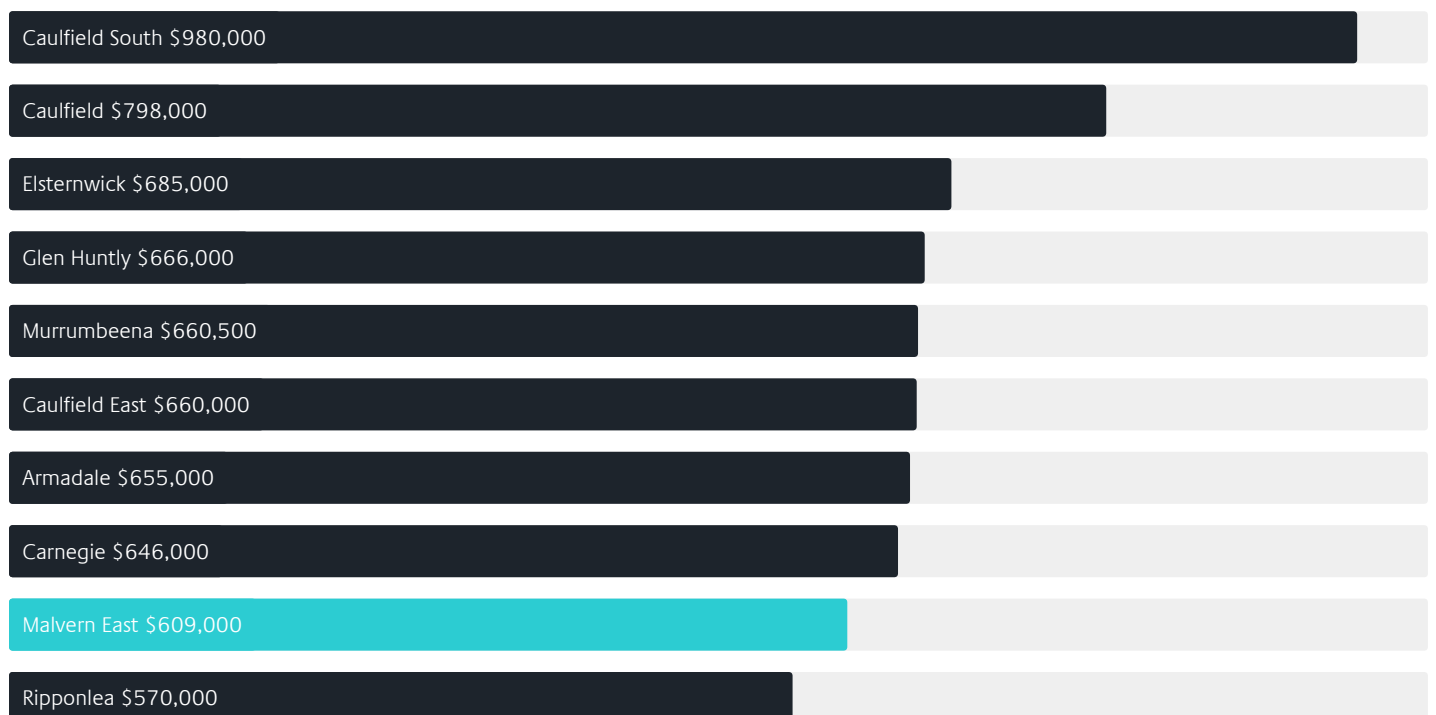


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 58%
● Private 42%

Auction Clearance Rate*

74.29%

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^







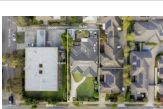

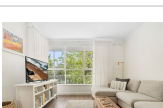
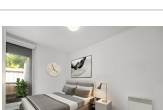
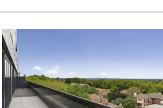

38 years

Median Household Size^










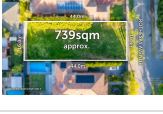
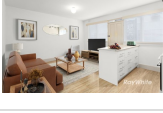

2.5 people

Sold Properties~











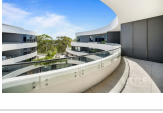

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11/915 Dandenong Rd Malvern East	2	Apartment	\$600,000	31 May 2025
 39 Brunel St Malvern East	3	House	\$3,155,000	31 May 2025
 2/1 Beech St Malvern East	4	House	\$1,750,000	26 May 2025
 47 Brunel St Malvern East	4	House	\$2,800,000	24 May 2025
 18 Fountaine Av Malvern East	4	House	\$2,735,000	17 May 2025
 333 Waverley Rd Malvern East	4	House	\$2,450,000	17 May 2025
 68 Burke Rd Malvern East	4	House	\$2,625,000	17 May 2025
 59 Argyll St Malvern East	4	House	\$1,810,000	10 May 2025
 2/25 Glenbrook Av Malvern East	2	Apartment	\$720,000	07 May 2025
 1/903 Dandenong Rd MALVERN EAST	1	Apartment	\$110,000	06 May 2025
 603/1a Finch St Malvern East	2	Apartment	\$605,000	29 Apr 2025
 104/2a Clarence St Malvern East	2	Apartment	\$360,000	24 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Karma Av Malvern East	3	House	\$2,020,000	23 Apr 2025
 5/25 Clarence St Malvern East	1	Apartment	\$380,000	22 Apr 2025
 547 Waverley Rd MALVERN EAST	3	Townhouse	\$1,515,000	19 Apr 2025
 4/7 Ferncroft Av Malvern East	2	Unit	\$877,000	18 Apr 2025
 116/2 John St Malvern East	2	Apartment	\$478,000	17 Apr 2025
 119/75 Darling Rd Malvern East	1	Unit	\$125,000	16 Apr 2025
 4a Batesford Rd Malvern East	4	Townhouse	\$1,120,000	15 Apr 2025
 53 Fisher St Malvern East	4	House	\$3,630,000	12 Apr 2025
 1/18-20 Repton Rd Malvern East	2	Apartment	\$725,000	11 Apr 2025
 15 Rothesay Av Malvern East	4	House	\$2,415,000	11 Apr 2025
 5/2a Bates St Malvern East	1	Apartment	\$297,000	10 Apr 2025
 519/801 Dandenong Rd Malvern East	2	Apartment	\$480,000	10 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 13a Paxton St Malvern East	4	House	\$2,425,000	09 Apr 2025
 25 Manning Rd Malvern East	4	House	\$3,650,000	07 Apr 2025
 52 Argyll St MALVERN EAST	5	House	\$2,020,000	05 Apr 2025
 39 Thurso St Malvern East	3	House	\$1,509,000	01 Apr 2025
 2/18 Batesford Rd Malvern East	3	Strata Unit/Townhouse	\$1,150,000	01 Apr 2025
 103/1131 Dandenong Rd Malvern East	1	Apartment	\$407,000	31 Mar 2025
 212 Waverley Rd Malvern East	3	House	\$1,336,000	30 Mar 2025
 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
 128/60 Belgrave Rd Malvern East	1	Apartment	\$434,904	29 Mar 2025
 411/60 Belgrave Rd Malvern East	1	Apartment	\$415,000	25 Mar 2025
 4/786 Warrigal Rd Malvern East	2	Apartment	\$380,000	22 Mar 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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