

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.02m

Quarterly Price Change

-1.86% ↓

Median Unit Price*

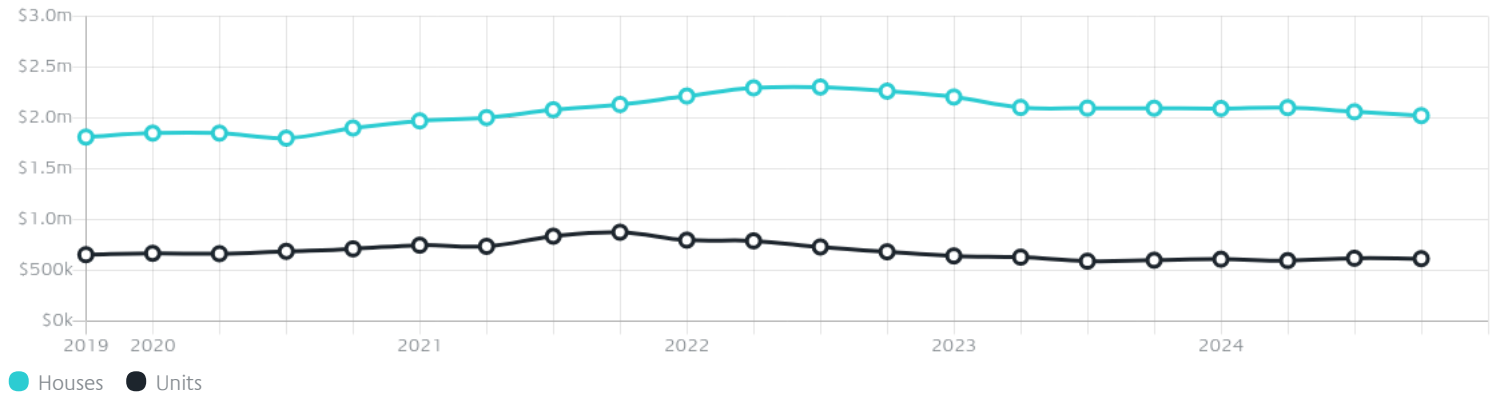
Median

\$615k

Quarterly Price Change

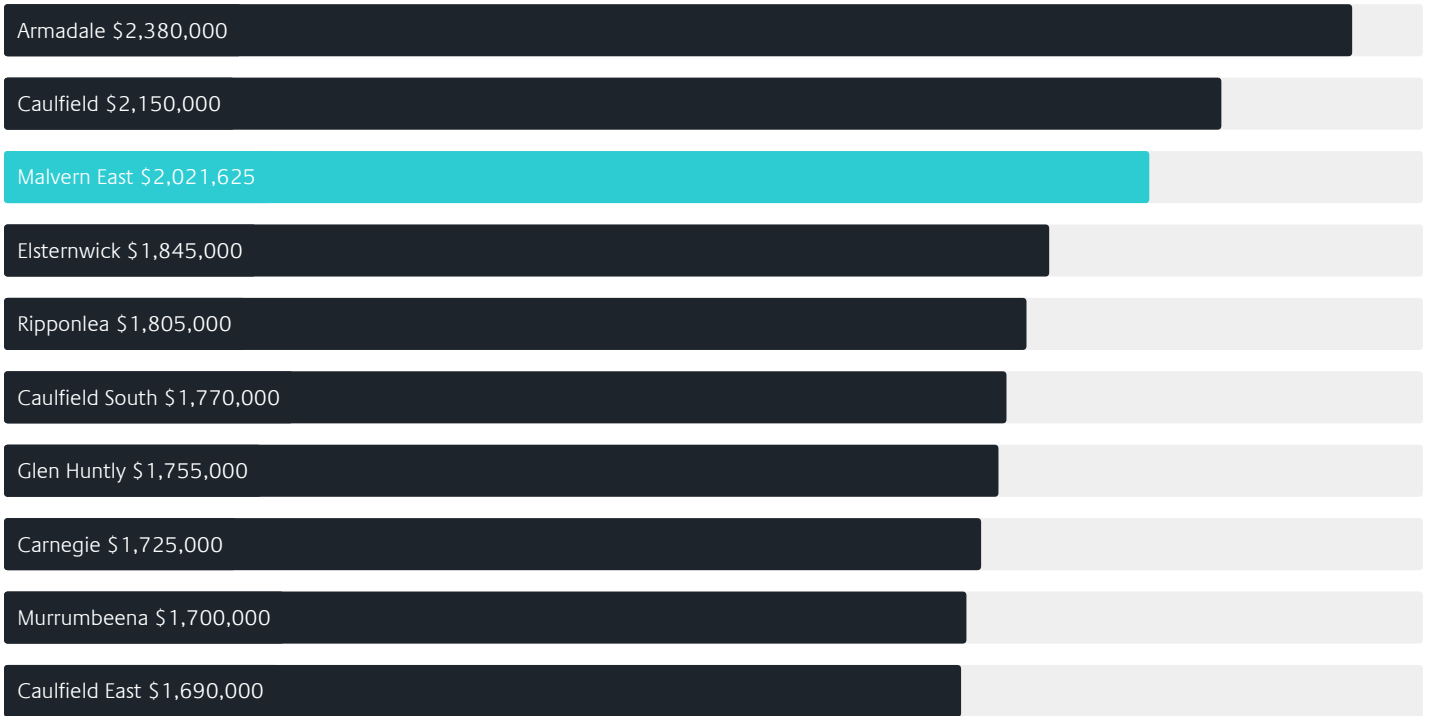
-0.64% ↓

Quarterly Price Change*

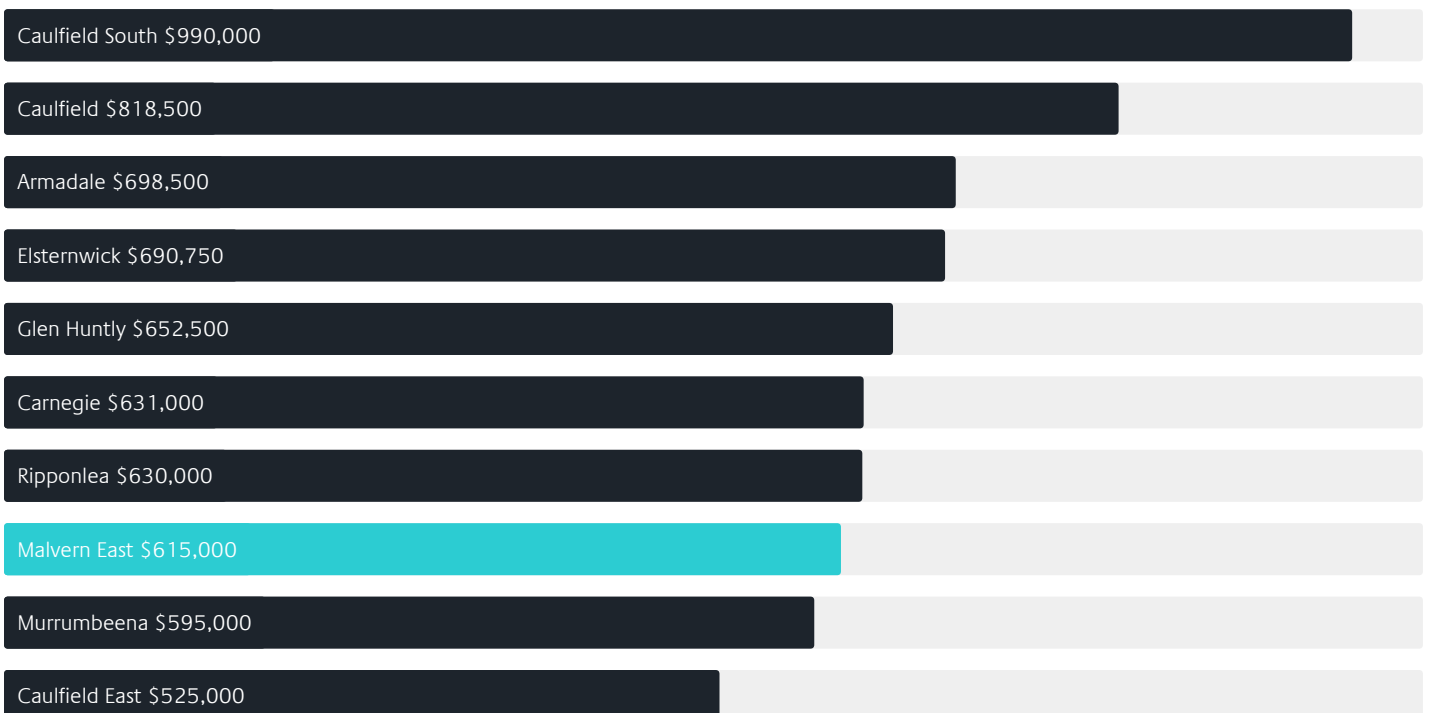


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 63%
● Private 38%

Auction Clearance Rate^{*}

78.33%

Median Days on Market[^]

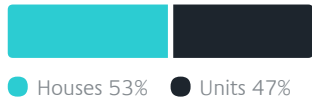
26 days

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[^]







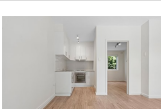

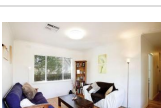


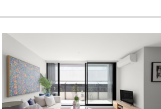
38 years

Median Household Size[^]










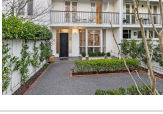


2.5 people

Sold Properties~









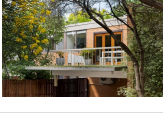

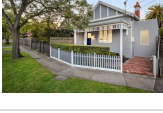

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1 / 16 Repton Rd Malvern East	1	House	\$800,000	22 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
 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
 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
 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
 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
 105/84 Burke Rd Malvern East	2	Apartment	\$583,500	20 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 5/27 Moama Rd Malvern East	2	Apartment	\$520,000	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
 501/869 Dandenong Rd Malvern East	2	Strata Unit/Flat	\$313,000	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
 5a Belson St Malvern East	3	Townhouse	\$1,500,000	11 Dec 2024
 15 Beaver St Malvern East	4	House	\$4,710,000	10 Dec 2024
 1a Dene Av Malvern East	3	House	\$1,820,000	07 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2045 Malvern Rd Malvern East	4	House	\$1,550,000	07 Dec 2024
 1916 Malvern Rd MALVERN EAST	2	House	\$1,385,000	07 Dec 2024
 7/78 Paxton St Malvern East	2	Strata Unit/Flat	\$1,010,000	06 Dec 2024
 405/60 Belgrave Rd Malvern East	3	Apartment	\$739,000	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
 7 Chanak St Malvern East	3	House	\$1,640,000	04 Dec 2024
 69 Tooronga Rd Malvern East	3	House	\$1,705,000	04 Dec 2024
 2/10 Ferncroft Av Malvern East	2	Unit	\$850,000	04 Dec 2024
 78 Burke Rd Malvern East	3	House	\$988,000	03 Dec 2024
 3 Repton Rd Malvern East	3	House	\$1,535,000	30 Nov 2024
 4 Findon St Malvern East	3	House	\$1,960,000	30 Nov 2024



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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