

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.00m

Quarterly Price Change

-2.00% ↓

Median Unit Price*

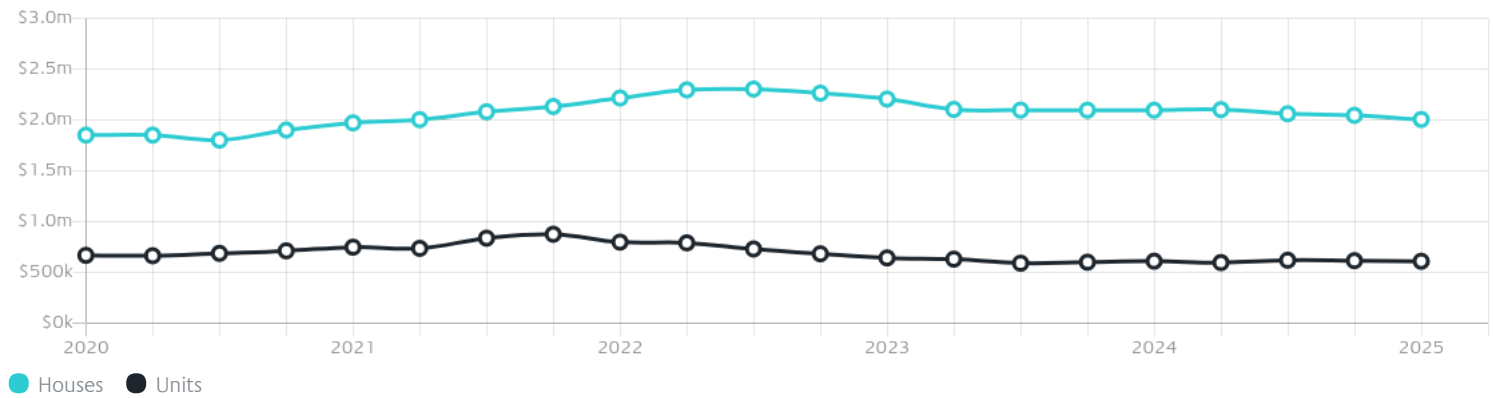
Median

\$609k

Quarterly Price Change

-0.97% ↓

Quarterly Price Change*

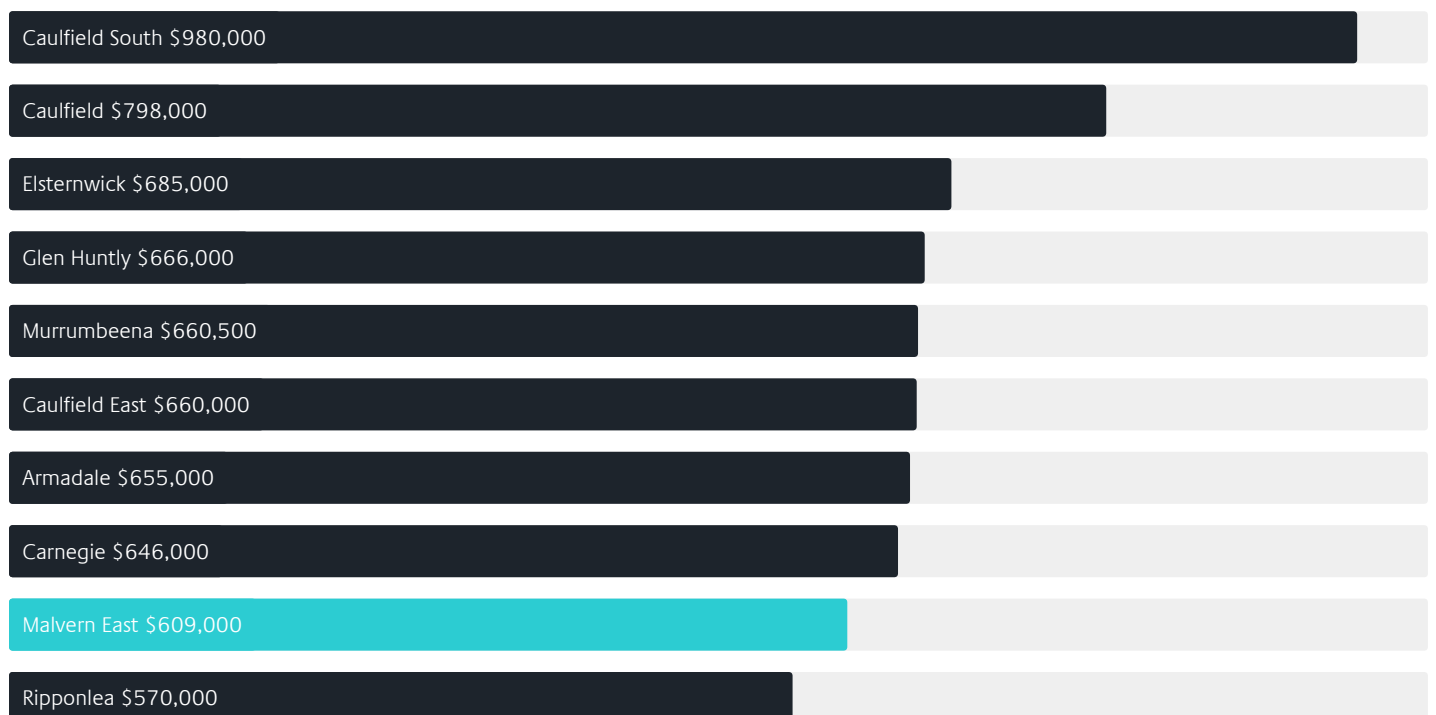


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 60%
● Private 40%

Auction Clearance Rate*

73.33%

Median Days on Market^

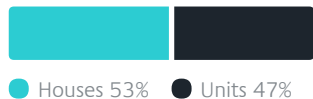
24 days

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~









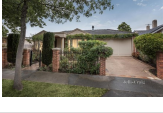

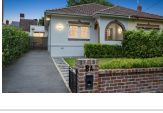

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5/25 Clarence St Malvern East	1	Apartment	\$380,000	22 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
 1/18-20 Repton Rd Malvern East	2	Apartment	\$725,000	11 Apr 2025
 519/801 Dandenong Rd Malvern East	2	Apartment	\$480,000	10 Apr 2025
 5/2a Bates St Malvern East	1	Apartment	\$297,000	10 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
 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
 94-96 Bowen St Malvern East	3	House	\$2,610,000	29 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Karma Av Malvern East	5	House	\$2,085,000	29 Mar 2025
 2/2 Anfield Ct Malvern East	2	Unit	\$830,000	22 Mar 2025
 309/839 Dandenong Rd Malvern East	1	Apartment	\$312,500	16 Mar 2025
 509/801 Dandenong Rd Malvern East	2	Apartment	\$456,000	15 Mar 2025
 602/2a Clarence St Malvern East	1	Apartment	\$295,000	14 Mar 2025
 3/92 Waverley Rd Malvern East	2	Apartment	\$430,000	12 Mar 2025
 31 Millewa Av Malvern East	5	House	\$2,000,000	11 Mar 2025
 435 Waverley Rd Malvern East	2	House	\$1,015,000	09 Mar 2025
 219/2 John St Malvern East	2	Apartment	\$495,000	05 Mar 2025
 104/226 Waverley Rd Malvern East	1	Strata Unit/Flat	\$365,000	05 Mar 2025
 304/839 Dandenong Rd Malvern East	4	Apartment	\$389,500	05 Mar 2025
 1/102 Darling Rd Malvern East	2	Apartment	\$620,000	01 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 18 Thurso St Malvern East	3	House	\$1,524,000	01 Mar 2025
 69 Karma Av Malvern East	4	House	\$2,155,000	01 Mar 2025
 106/84 Burke Rd Malvern East	2	Apartment	\$608,000	27 Feb 2025
 218/839 Dandenong Rd Malvern East	1	Strata Unit/Flat	\$265,000	27 Feb 2025
 2/5 Warley Rd Malvern East	2	Apartment	\$486,000	27 Feb 2025
 56 Abbotsford Av Malvern East	4	House	\$1,520,000	25 Feb 2025
 5/1810 Malvern Rd MALVERN EAST	3	Townhouse	\$960,000	25 Feb 2025
 1/16 Repton Rd Malvern East	1	House	\$800,000	22 Feb 2025
 46 Paxton St Malvern East	3	House	\$1,940,000	22 Feb 2025
 60 Argyll St Malvern East	4	House	\$1,330,000	22 Feb 2025
 8a Anderson St Malvern East	3	House	\$2,326,000	22 Feb 2025
 41 Thurso St Malvern East	3	House	\$1,863,000	22 Feb 2025



Please contact your local Jellis Craig office

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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