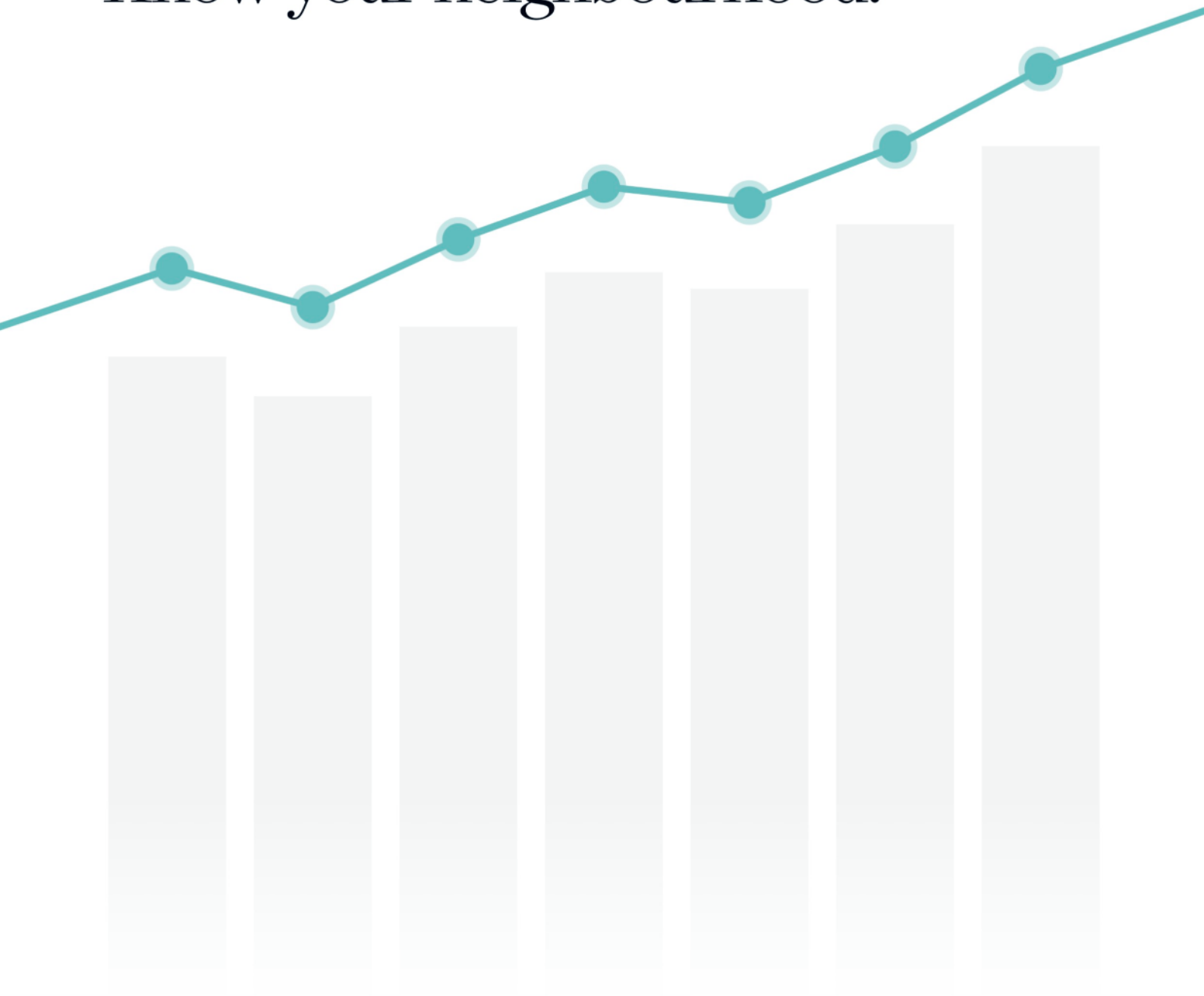


# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$3.00m**

Quarterly Price Change

**4.89% ↑**

## Median Unit Price\*

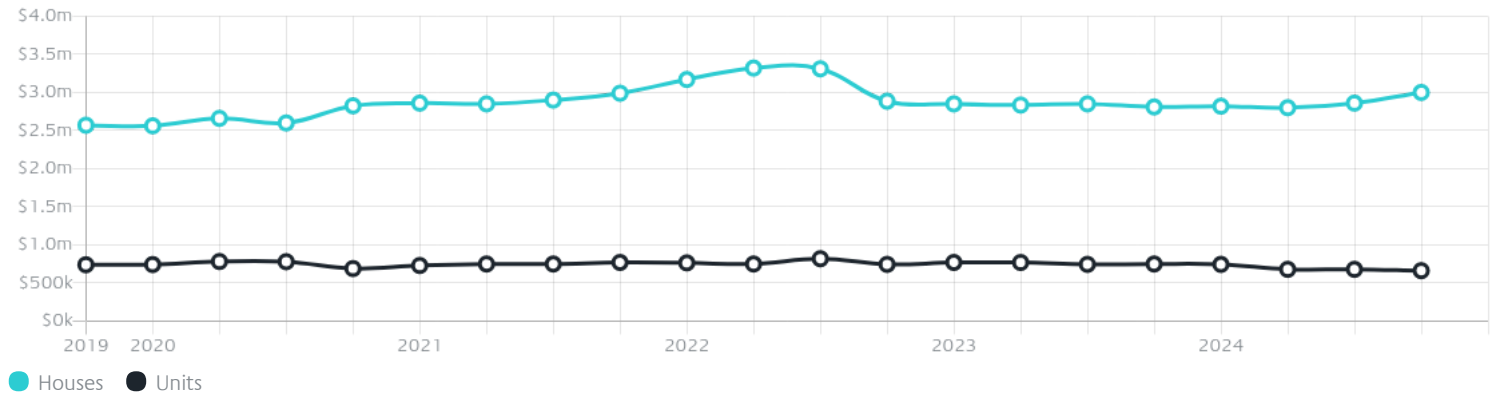
Median

**\$663k**

Quarterly Price Change

**-2.57% ↓**

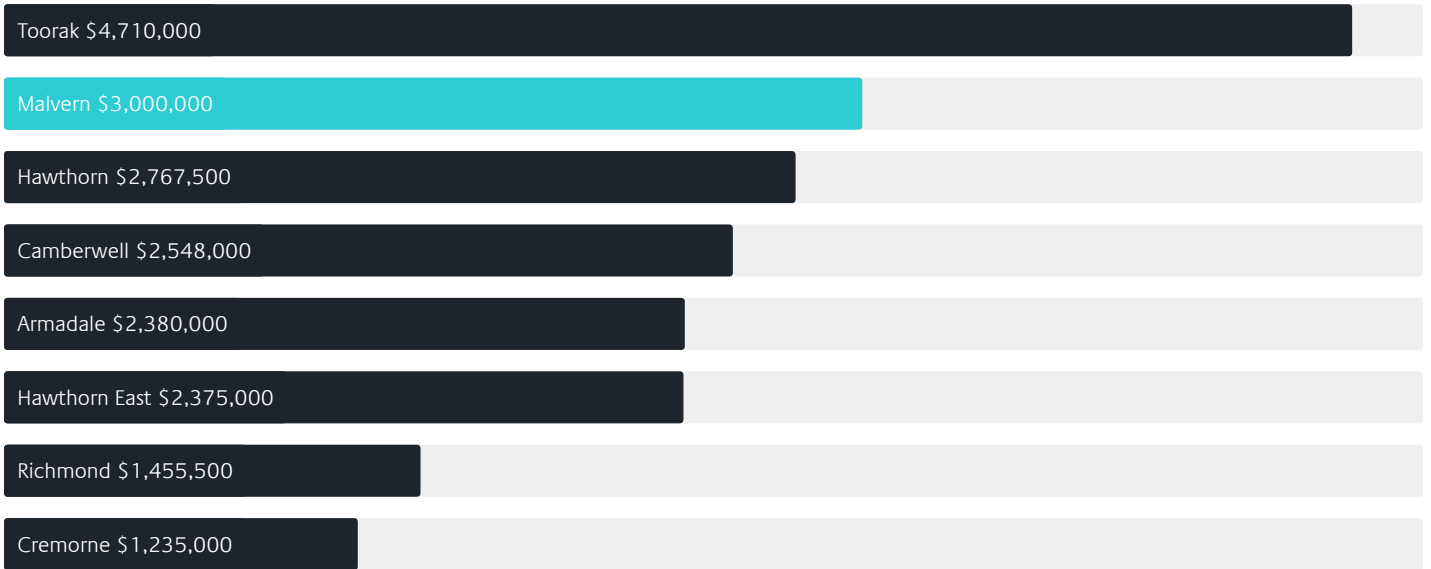
## Quarterly Price Change\*



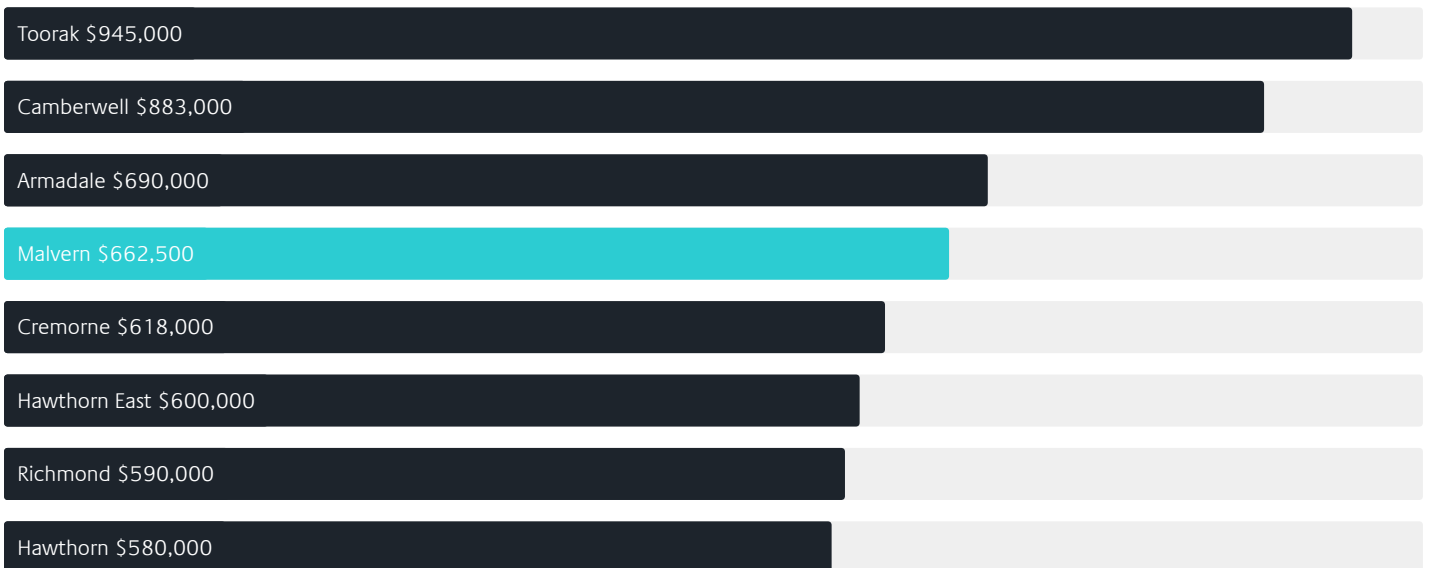
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 45%  
● Private 55%

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

78.26%

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

24 days

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

7.0 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 46% ● Units 54%

Ownership<sup>^</sup>



● Owned Outright 45% ● Mortgaged 30% ● Rented 25%

Population<sup>^</sup>

9,929

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

\$1,050

Population Growth<sup>^</sup>

-1.36%

Rental Yield<sup>\*</sup>

2.05%

Median Age<sup>^</sup>











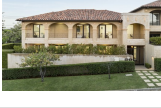

44 years

Median Household Size<sup>^</sup>









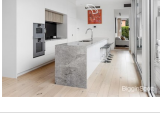
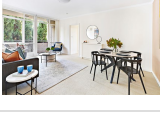


2.3 people

# 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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 2/58 Cawkwell St Malvern	2	Unit	\$590,000	17 Mar 2025
 9/7 Warner St Malvern	2	Apartment	\$710,000	01 Mar 2025
 70 Stanhope St Malvern	3	House	\$2,837,000	01 Mar 2025
 6/236 Wattletree Rd Malvern	2	Apartment	\$580,000	28 Feb 2025
 30 Alice St Malvern	4	Townhouse	\$3,390,000	22 Feb 2025
 113/14 Elizabeth St Malvern	2	Strata Unit/Flat	\$708,000	20 Feb 2025
 2/35-37 Winter St Malvern	2	Apartment	\$705,000	18 Feb 2025
 307/36 Bonview Rd Malvern	1	Unit	\$460,200	17 Feb 2025
 104/1 Norfolk Pl Malvern	2	Apartment	\$880,020	12 Feb 2025
 214/14 Elizabeth St Malvern	1	Apartment	\$395,000	10 Feb 2025
 59 Elizabeth St Malvern	3	House	\$3,900,000	07 Feb 2025
 202/36 Bonview Rd Malvern	1	Apartment	\$427,000	03 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 7/6 Finlayson St Malvern	2	Apartment	\$500,000	31 Jan 2025
 4/12a Spring Rd Malvern	2	Strata Unit/Flat	\$612,000	24 Jan 2025
 7/16 Elizabeth St Malvern	2	Apartment	\$685,000	21 Jan 2025
 1/218 Wattletree Rd Malvern	2	Unit	\$610,000	18 Jan 2025
 124 Stanhope St Malvern	4	House	\$2,525,000	13 Jan 2025
 1/9 Warner St Malvern	1	Strata Unit/Flat	\$420,000	10 Jan 2025
 10/9 Warner St Malvern	1	Strata Unit/Flat	\$430,000	07 Jan 2025
 3/19 Horace St Malvern	2	Apartment	\$585,000	06 Jan 2025
 1 Hunter St Malvern	3	House	\$1,943,000	20 Dec 2024
 44/202 Wattletree Rd Malvern	2	Unit	\$670,000	18 Dec 2024
 201/11 Somers Av Malvern	3	Strata Unit/Flat	\$1,775,000	18 Dec 2024
 301/1203 Malvern Rd Malvern	3	Apartment	\$2,500,000	13 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 101/18 Spring Rd Malvern	2	Strata Unit/Flat	\$1,100,000	11 Dec 2024
 6 Hornsby St Malvern	4	House	\$3,140,000	10 Dec 2024
 2/13 Dixon St Malvern	1	Apartment	\$313,150	10 Dec 2024
 2/1 Hamilton Rd Malvern	3	House	\$2,600,000	07 Dec 2024
 19 Eva St Malvern	3	House	\$2,660,000	07 Dec 2024
 1352 High St Malvern	5	House	\$2,310,000	07 Dec 2024
 6/10 Meredith St Malvern	2	Strata Unit/Flat	\$680,000	06 Dec 2024
 72 Claremont Av Malvern	4	House	\$4,485,000	02 Dec 2024
 30 Milton Pde Malvern	3	House	\$2,982,500	30 Nov 2024
 22 Silver St Malvern	4	House	\$2,855,000	30 Nov 2024
 3 Soudan St Malvern	3	House	\$2,432,000	30 Nov 2024
 195 Wattletree Rd Malvern	5	House	\$3,285,000	30 Nov 2024

# Jellis Craig

Armadale Office  
1215 High Street, Armadale  
03 9864 5000

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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