

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$3.00m

Quarterly Price Change

4.89% ↑

Median Unit Price*

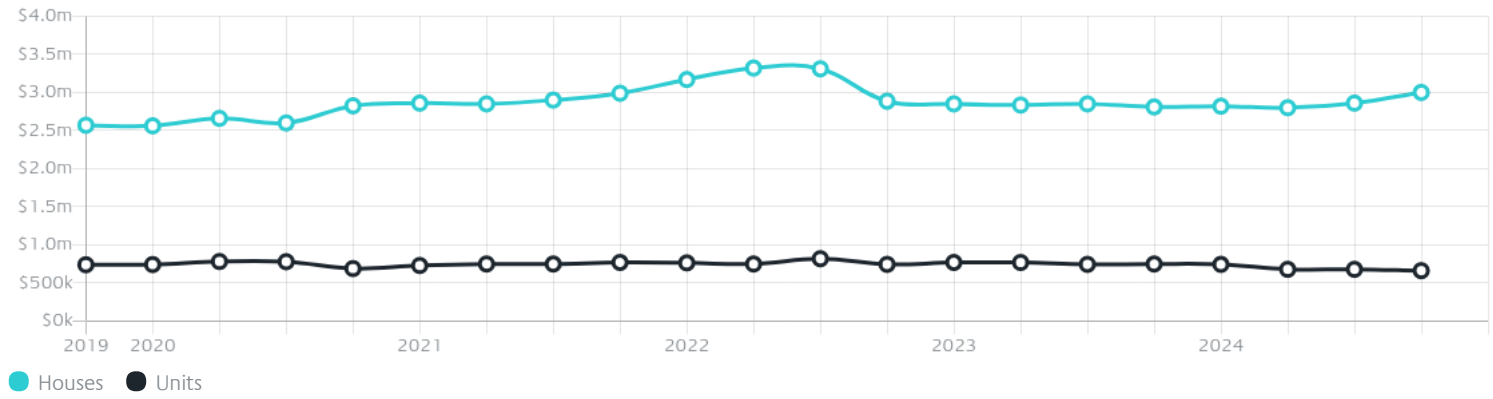
Median

\$663k

Quarterly Price Change

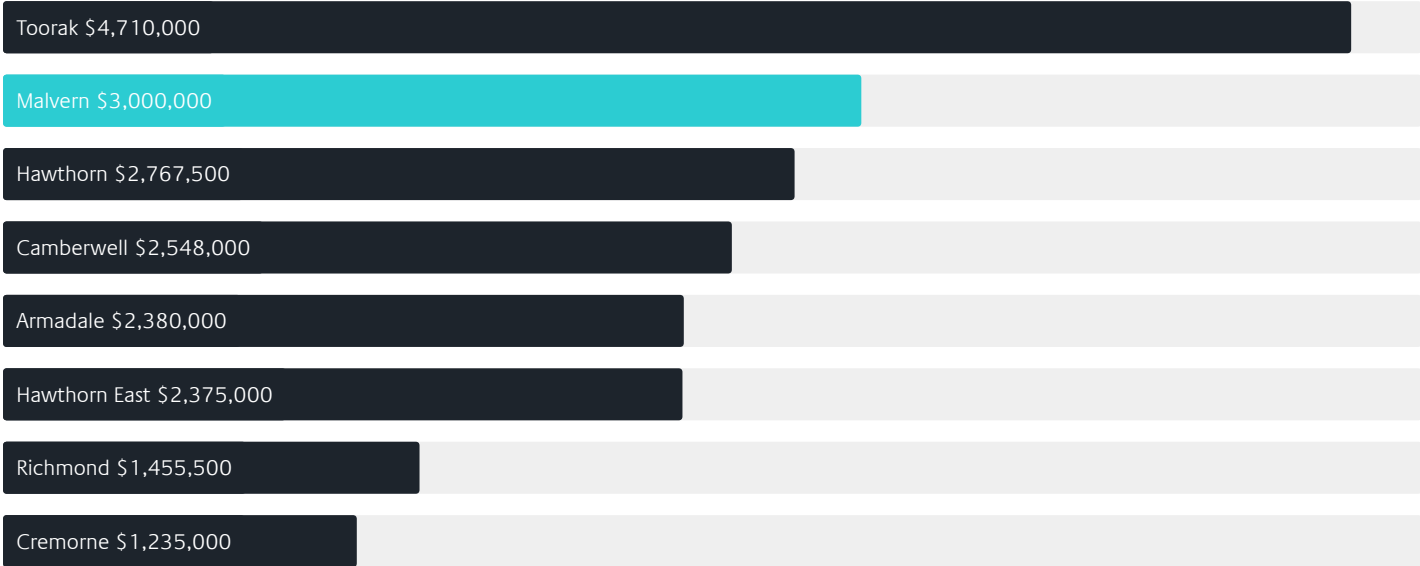
-2.57% ↓

Quarterly Price Change*

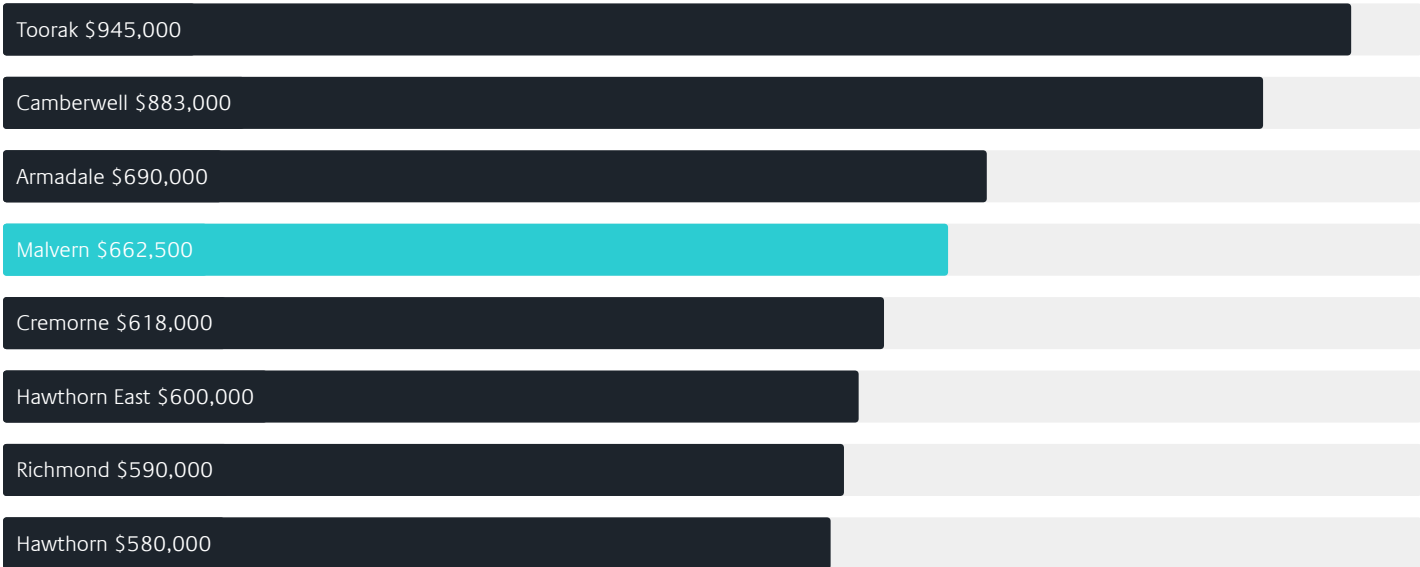


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 51%
● Private 49%

Auction Clearance Rate^{*}

86.96%

Median Days on Market[^]

25 days

Average Hold Period^{*}

7.0 years

Insights

Dwelling Type[^]



● Houses 46% ● Units 54%

Ownership[^]



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

Population[^]

9,929

Median Asking Rent per week^{*}

\$1,050

Population Growth[^]

-1.36%

Rental Yield^{*}

2.05%

Median Age[^]













44 years

Median Household Size[^]













2.3 people

Sold Properties~










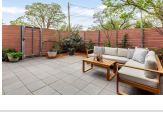
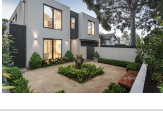

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7/16 Elizabeth St Malvern	2	Apartment	\$685,000	21 Jan 2025
 3/19 Horace St Malvern	2	Apartment	\$585,000	06 Jan 2025
 2/13 Dixon St Malvern	1	Apartment	\$313,150	10 Dec 2024
 1352 High St Malvern	5	House	\$2,310,000	07 Dec 2024
 19 Eva St Malvern	3	House	\$2,660,000	07 Dec 2024
 72 Claremont Av Malvern	4	House	\$4,485,000	02 Dec 2024
 22 Silver St Malvern	4	House	\$2,855,000	30 Nov 2024
 195 Wattletree Rd Malvern	5	House	\$3,285,000	30 Nov 2024
 123 Stanhope St Malvern	4	House	\$3,625,000	26 Nov 2024
 1/21 Thanet St Malvern	2	Unit	\$630,000	23 Nov 2024
 224/14 Elizabeth St Malvern	1	Apartment	\$408,000	21 Nov 2024
 25 Eva St Malvern	3	House	\$1,100,000	20 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 38 Cawkwell St Malvern	3	House	\$1,100,000	19 Nov 2024
 206 / 14 Elizabeth St Malvern	2	Apartment	\$755,000	18 Nov 2024
 308 / 36 Bonview Rd Malvern	2	Unit	\$573,000	18 Nov 2024
 39 Jordan St Malvern	4	House	\$4,320,000	15 Nov 2024
 39a Winter St Malvern	4	House	\$2,910,000	14 Nov 2024
 107 / 1228 Malvern Rd Malvern	2	Apartment	\$540,000	13 Nov 2024
 12 Fraser St Malvern	2	House	\$1,655,000	09 Nov 2024
 6 / 21 Thanet St Malvern	1	Apartment	\$430,000	09 Nov 2024
 8 / 218 Wattletree Rd Malvern	2	Unit	\$580,000	08 Nov 2024
 21 Norfolk Pl Malvern	3	Townhouse	\$1,261,000	07 Nov 2024
 8 / 9 Ascot St Malvern	1	Unit	\$375,000	06 Nov 2024
 18 Thanet St Malvern	4	House	\$3,600,000	30 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Glenview Av Malvern	4	House	\$4,305,000	29 Oct 2024
 9 Wilks Av Malvern	5	House	\$6,350,000	29 Oct 2024
 201/36 Shaftesbury Av Malvern	2	Strata Unit/Flat	\$900,000	28 Oct 2024
 2 Wilks Av MALVERN	5	House	\$7,500,000	26 Oct 2024
 5/71 Elizabeth St Malvern	3	Strata Unit/Flat	\$3,000,000	26 Oct 2024
 19 Mcarthur St Malvern	3	House	\$2,085,000	26 Oct 2024
 4 Jordan St Malvern	4	House	\$3,626,000	26 Oct 2024
 66 Jordan St Malvern	3	House	\$2,375,000	26 Oct 2024
 29/202 Wattleree Rd MALVERN	2	Unit	\$630,000	25 Oct 2024
 1/6 Finlayson St Malvern	2	Apartment	\$660,000	25 Oct 2024
 17 Shaftesbury Av Malvern	4	House	\$5,625,000	24 Oct 2024
 7/31 Claremont Av Malvern	2	Unit	\$720,000	24 Oct 2024

Jellis Craig

Armadale Office
1215 High Street, Armadale
03 9864 5000

jelliscraig.com.au

Data is current as of PDF generation date 01/02/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.