

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$2.99m

Quarterly Price Change

-3.50% ↓

Median Unit Price*

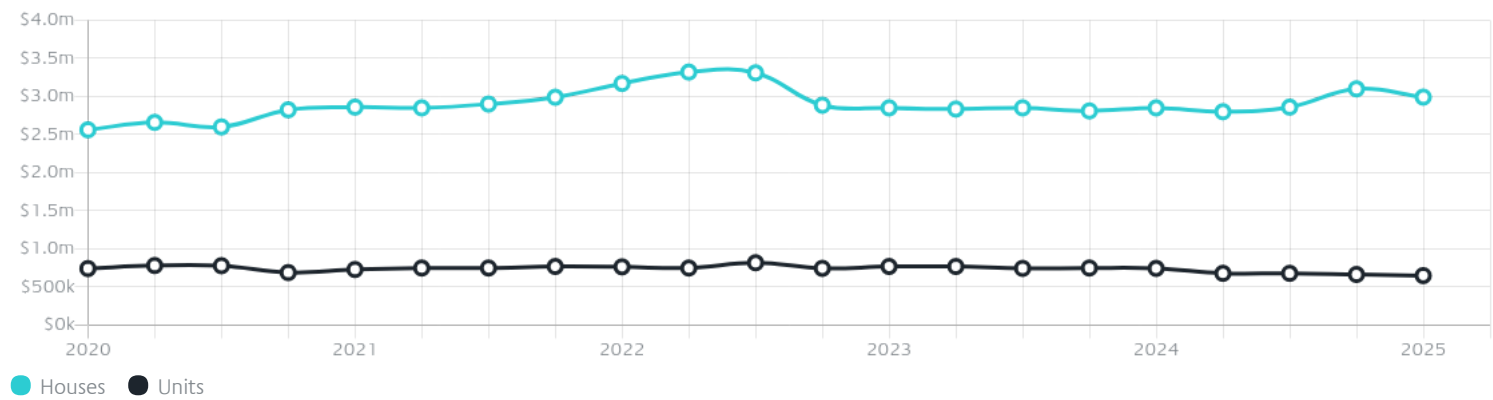
Median

\$650k

Quarterly Price Change

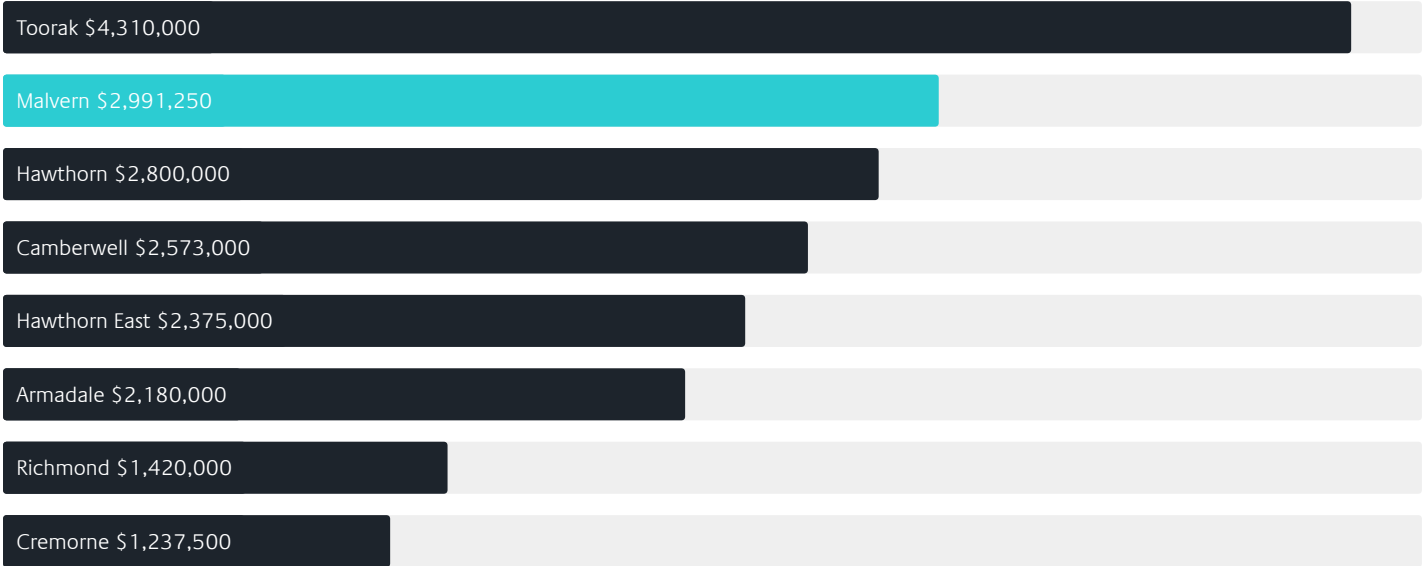
-2.25% ↓

Quarterly Price Change*

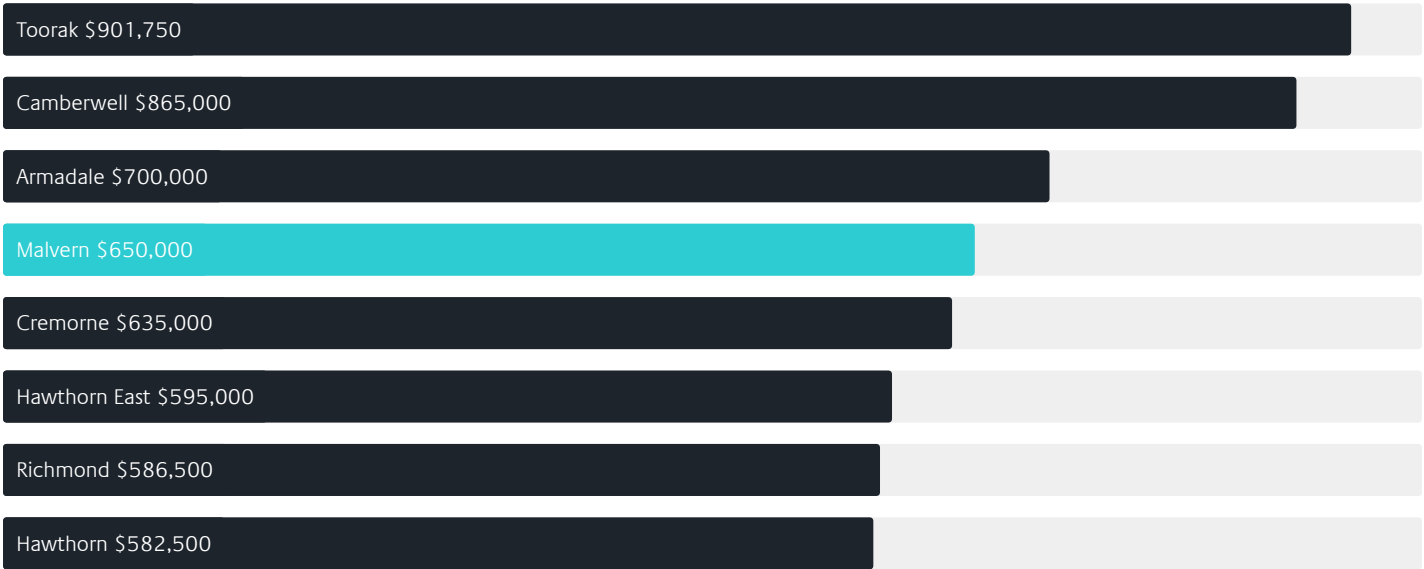


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 50%
● Private 50%

Auction Clearance Rate*

79.31%

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*

\$1,075

Population Growth^

-1.36%

Rental Yield*

2.05%

Median Age^











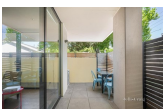

44 years

Median Household Size^













2.3 people

Sold Properties~







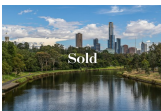





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|-------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  2/1 Childers Rd MALVERN | 2 | Apartment | \$800,000 | 24 May 2025 |
|  5/10 Lysterville Av Malvern | 2 | Unit | \$735,000 | 24 May 2025 |
|  7/172 Wattletree Rd Malvern | 2 | Apartment | \$615,000 | 30 Apr 2025 |
|  210/36 Bonview Rd Malvern | 2 | Apartment | \$595,000 | 23 Apr 2025 |
|  8/1220 Malvern Rd Malvern | 1 | Strata Unit/Flat | \$418,000 | 16 Apr 2025 |
|  108/1228 Malvern Rd Malvern | 1 | Apartment | \$415,000 | 16 Apr 2025 |
|  15 Cummins Gr Malvern | 3 | House | \$1,912,000 | 09 Apr 2025 |
|  65 Jordan St Malvern | 2 | House | \$2,204,000 | 05 Apr 2025 |
|  101/1220 Malvern Rd Malvern | 3 | Strata Unit/Flat | \$880,000 | 01 Apr 2025 |
|  2/58 Cawkwell St Malvern | 2 | Unit | \$590,000 | 17 Mar 2025 |
|  2/36 Bonview Rd Malvern | 1 | Unit | \$420,000 | 06 Mar 2025 |
|  2/1228 Malvern Rd Malvern | 1 | Strata Unit/Flat | \$419,000 | 06 Mar 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|-------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  24/65 Station St Malvern | 2 | Apartment | \$673,000 | 06 Mar 2025 |
|  31 Mckinley Av Malvern | 4 | House | \$4,050,000 | 04 Mar 2025 |
|  7 Graves La Malvern | 3 | House | \$2,500,000 | 04 Mar 2025 |
|  70 Stanhope St Malvern | 3 | House | \$2,837,000 | 01 Mar 2025 |
|  9/7 Warner St Malvern | 2 | Apartment | \$710,000 | 01 Mar 2025 |
|  6/236 Wattletree Rd Malvern | 2 | Apartment | \$580,000 | 28 Feb 2025 |
|  46 Mcarthur St Malvern | 3 | House | \$2,388,000 | 25 Feb 2025 |
|  1 Thanet St Malvern | 3 | House | \$2,635,000 | 22 Feb 2025 |
|  36 Dixon St MALVERN | 2 | House | \$3,200,000 | 22 Feb 2025 |
|  16 Ashley Gr Malvern | 3 | House | \$3,820,000 | 22 Feb 2025 |
|  13 Thanet St Malvern | 3 | House | \$2,190,000 | 22 Feb 2025 |
|  30 Alice St Malvern | 4 | Townhouse | \$3,390,000 | 22 Feb 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|-------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  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 |
|  317 / 14 Elizabeth St Malvern | 1 | Strata Unit/Flat | \$385,000 | 15 Feb 2025 |
|  4/9 Ascot St Malvern | 1 | Unit | \$407,500 | 15 Feb 2025 |
|  2/35 Winter St Malvern | 2 | Strata Unit/Flat | \$705,000 | 15 Feb 2025 |
|  42 Mcarthur St Malvern | 2 | House | \$2,200,000 | 14 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 |
|  104/1228 Malvern Rd Malvern | 2 | Apartment | \$710,000 | 09 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 |



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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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