

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median Unit Price\*

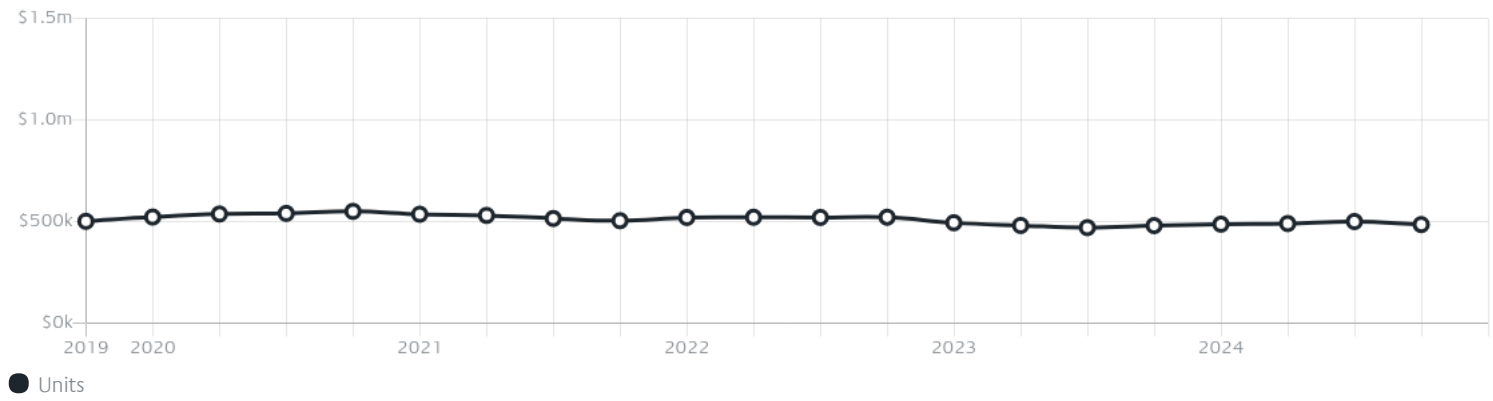
Median

**\$485k**

Quarterly Price Change

**-3.00% ↓**

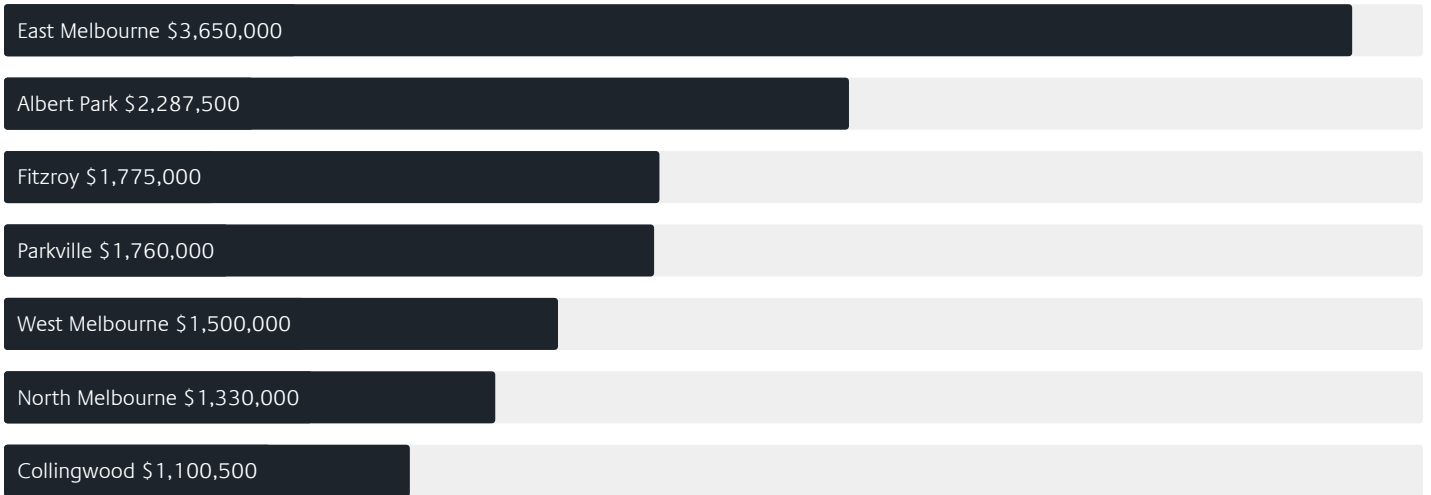
## Quarterly Price Change\*



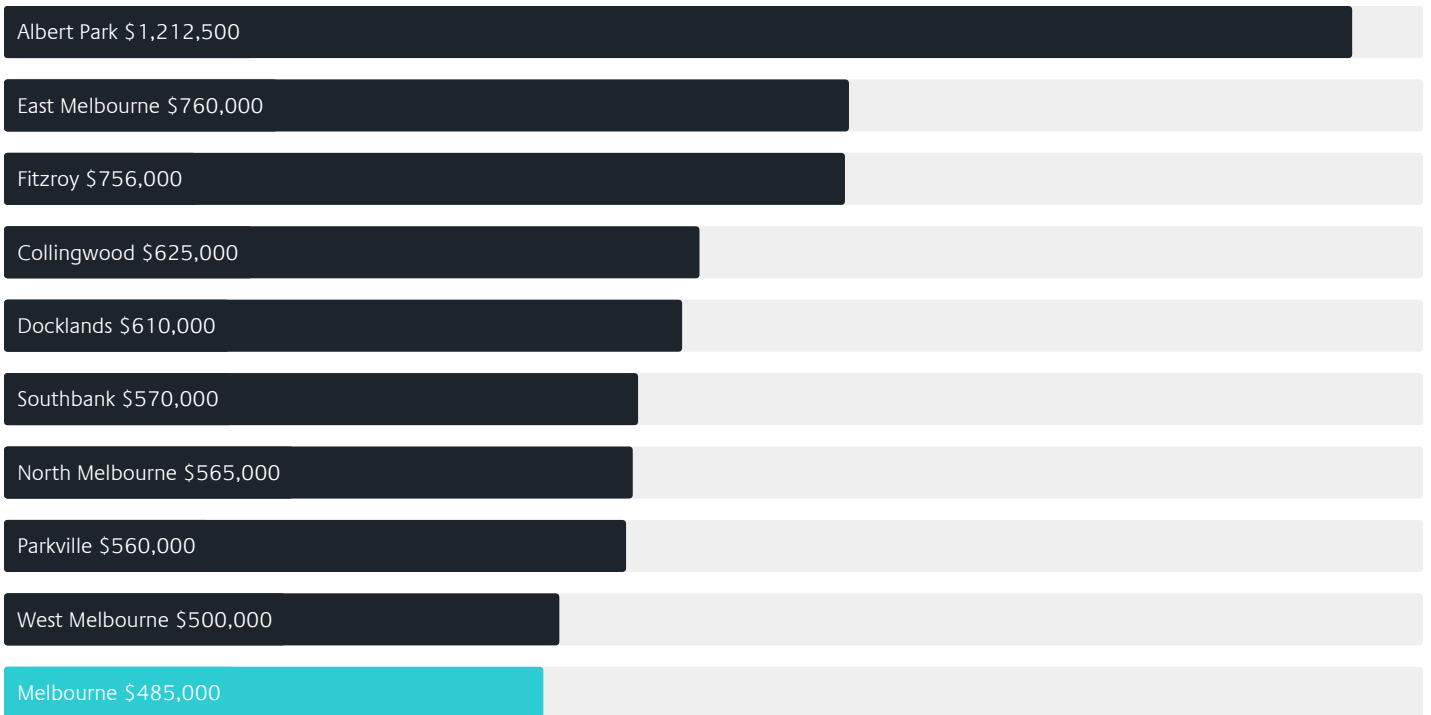
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 3%  
● Private 97%

Auction Clearance Rate\*

68.75%

Median Days on Market^

68 days

Average Hold Period\*

7.7 years

## Insights

Dwelling Type^



● Houses 0% ● Units 100%

Ownership^



● Owned Outright 14% ● Mortgaged 15% ● Rented 71%

Population^

54,941

Median Asking Rent per week\*

\$625

Population Growth^

16.19%

Rental Yield\*

2.68%

Median Age^










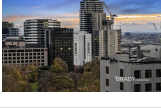
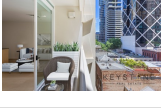

29 years

Median Household Size^













1.7 people

# Sold Properties~










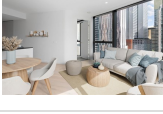


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](http://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3504/157 Abeckett St Melbourne	2	Apartment	\$636,600	31 Mar 2025
 3012/601 Little Lonsdale St Melbourne	1	Apartment	\$370,000	31 Mar 2025
 1804/27 Little Collins St Melbourne	1	Apartment	\$315,000	31 Mar 2025
 1003/336 Russell St Melbourne	2	Apartment	\$587,000	29 Mar 2025
 1011/199 William St Melbourne	2	Apartment	\$560,000	28 Mar 2025
 1709/618 Lonsdale St Melbourne	1	Apartment	\$355,000	28 Mar 2025
 405/118 Russell St MELBOURNE	2	Apartment	\$480,000	27 Mar 2025
 7603/228 La Trobe St Melbourne	2	Apartment	\$830,000	27 Mar 2025
 2113/618 Lonsdale St Melbourne	2	Apartment	\$440,000	25 Mar 2025
 1404/25 Wills St Melbourne	1	Apartment	\$350,000	25 Mar 2025
 708/318 Little Lonsdale St Melbourne	1	Apartment	\$405,000	24 Mar 2025
 3705/157 Abeckett St Melbourne	1	Apartment	\$450,000	22 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 1606/270 King St Melbourne	2	Apartment	\$505,000	22 Mar 2025
 2616/220 Spencer St Melbourne	1	Apartment	\$361,000	21 Mar 2025
 4702/138 Spencer St Melbourne	3	Apartment	\$1,350,000	21 Mar 2025
 409/300 Swanston St Melbourne	1	Apartment	\$515,000	20 Mar 2025
 207/336 Russell St Melbourne	1	Apartment	\$445,000	20 Mar 2025
 2409/35 Spring St Melbourne	1	Apartment	\$851,000	20 Mar 2025
 3105/639 Little Lonsdale St Melbourne	1	Apartment	\$420,000	20 Mar 2025
 3010/500 Elizabeth St Melbourne	2	Apartment	\$518,000	19 Mar 2025
 2713/87 Franklin St Melbourne	1	Apartment	\$390,500	19 Mar 2025
 1409/60 Market St Melbourne	2	Apartment	\$345,000	18 Mar 2025
 612/610 St Kilda Rd Melbourne	1	Apartment	\$415,000	18 Mar 2025
 621/555 St Kilda Rd Melbourne	2	Apartment	\$675,888	17 Mar 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2112/620 Collins St Melbourne	1	Apartment	\$349,000	17 Mar 2025
 804/260 Little Collins St Melbourne	1	Apartment	\$405,000	17 Mar 2025
 208/336 Russell St MELBOURNE	1	Apartment	\$465,000	17 Mar 2025
 5401/138 Spencer St Melbourne	2	Flat/Unit/Apartment	\$987,200	17 Mar 2025
 904/601 St Kilda Rd Melbourne	2	Apartment	\$760,000	17 Mar 2025
 2003/135 ABeckett St Melbourne	2	Apartment	\$405,000	16 Mar 2025
 4111/500 Elizabeth St Melbourne	2	Apartment	\$540,000	16 Mar 2025
 3809/318 Russell St Melbourne	2	Apartment	\$730,000	15 Mar 2025
 4609/633 Little Lonsdale St Melbourne	2	Apartment	\$650,000	15 Mar 2025
 1303/228 La Trobe St Melbourne	2	Apartment	\$510,000	14 Mar 2025
 202/108 Flinders St Melbourne	1	Apartment	\$395,000	14 Mar 2025
 1111/568 St Kilda Rd Melbourne	1	Apartment	\$360,700	14 Mar 2025



Richmond Office  
57-59 Bridge Road, Richmond  
03 9428 3333

[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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